

HOLDEN AVENUE PD - HAVEN OAKS DEVELOPMENT PLAN / PRELIMINARY SUBDIVISION PLAN

RECEIVED
2/28/2022
CITY OF EDGEWOOD

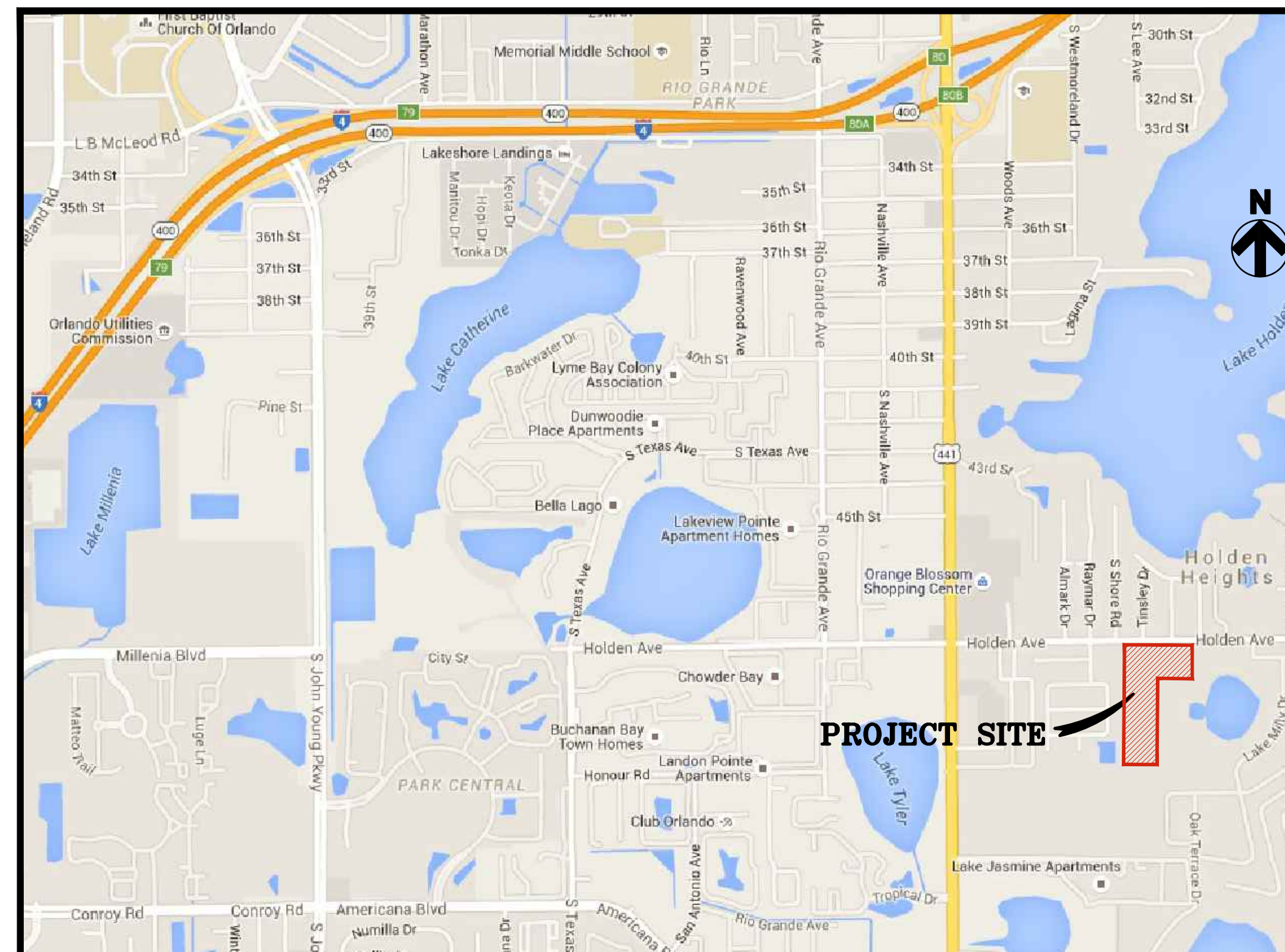
ORLANDO, FLORIDA

PARCEL ID# 14-23-29-0000-00-004
14-23-29-0000-00-005
14-23-29-0000-00-062
14-23-29-0000-00-064
14-23-29-0000-00-063 &
14-23-29-0000-00-042

February 21, 2022

| Sheet List Table | |
|------------------|---|
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| C-000 | Cover Sheet |
| C-100 | Boundary Survey |
| C-101 | Boundary Survey |
| C-102 | Topographic Survey |
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| C-301 | Roadway Expansion & Driveway Plan |
| C-302 | Vehicle Tracking Plan |
| C-303 | Lot Impervious Surface Ratio Calculations |
| C-304 | Tree Plan |
| C-305 | Tract Boundary Exhibit |
| C-400 | Drainage Plan |
| C-500 | Utility Plan |

LOCATION MAP:



APPROVED WAIVERS:

1. A WAIVER FOR EDGEWOOD CODE SECTION 126-280 TO ALLOW A CULS-DE-SAC ON A STREET EXCEEDING 500 FEET. THE WAIVER WAS REQUESTED AS THE CULS-DE-SAC IS THE ONLY WAY FOR THE ENTIRE PROPERTY TO BE DEVELOPED.
2. A WAIVER FOR EDGEWOOD CODE SECTION 126-282 TO WAIVE THE REQUIREMENT FOR STREET STUB OUTS TO ADJOINING UNPLATTED AREAS. THE WAIVER WAS REQUESTED TO ALLOW FOR THE DEVELOPMENT TO BE GATED AND SURROUNDED BY THE ARCHITECTURAL PRECAST CONCRETE WALL.
3. A WAIVER PER EDGEWOOD CODE SECTION 134-460(a)(9) TO ALLOW FOR A MAXIMUM IMPERVIOUS SURFACE AREA RATIO OF 70% FOR RESIDENTIAL LOTS WITHIN THE HOLDEN AVENUE PD.

LEGAL DESCRIPTION

LEGAL DESCRIPTION PARCEL A

THE WEST 165.00 FEET OF THE FOLLOWING TRACT: BEGINNING AT A POINT 440 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST, RUN THENCE EAST 352 FEET; THENCE SOUTH 1320 FEET TO THE SOUTH LINE OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE WEST ALONG THE SOUTH LINE OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 352 FEET; THENCE NORTH 1320 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION PARCEL B

THE EAST 187.00 FEET OF THE FOLLOWING TRACT: BEGINNING AT A POINT 440 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST, RUN THENCE EAST 352 FEET; THENCE SOUTH 1320 FEET TO THE SOUTH LINE OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; THENCE WEST ALONG THE SOUTH LINE OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 352 FEET; THENCE NORTH 1320 FEET TO THE POINT OF BEGINNING.

N 380 FT OF W 100 FT OF E 526.7 FT OF NW1/4 OF NW1/4 (LESS N 30 FT RD R/W) OF SEC 14-23-29 AND

N 380 FT OF W 303 FT OF E 426.7 FT OF NW1/4 OF NW1/4 (LESS N 155 FT OF E 125 FT & LESS N 155 FT OF W 128 FT & LESS N 30 FT FOR RD) SEC 14-23-29 AND

N 155 FT OF W 125 FT OF E 248.7 FT OF NW1/4 OF NW1/4 (LESS N 30 FT RD R/W) OF SEC 14-23-29 AND

N 155 FT OF W 128 FT OF E 426.7 FT OF NW1/4 OF NW1/4 (LESS N 30 FT FOR RD R/W) OF SEC 14-23-29

TOTAL ACREAGE 13.68 ACRES MORE OR LESS

| AVCON PROJECT NO. | | 2019.0099.15 | |
|-------------------|------|--------------|--------|
| DATE | | 02/21/2022 | |
| REVISIONS | | | |
| NO. | DATE | DESCRIPTION | SHEETS |
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PROJECT TEAM

OWNER/APPLICANT
TOLL BROTHERS, INC.
2966 COMMERCE PARK DR., SUITE 100
ORLANDO, FL 32819

CIVIL ENGINEER
AVCON, INC.
5555 E MICHIGAN ST, SUITE 200
ORLANDO, FL 32822
(407) 599-1122

SURVEYOR
ALLEN & COMPANY
16 EAST PLANT STREET
WINTER GARDEN, FL 34787
(407) 654 - 5355

ENVIRONMENTAL
BIO-TECH CONSULTING
3025 E. SOUTH STREET
ORLANDO, FL 32803
(407) 894-5969

GEOTECHNICAL
UNIVERSAL ENGINEERING SCIENCES
3532 MAGGIE BLVD.
ORLANDO, FL 32811
(407) 423-0504

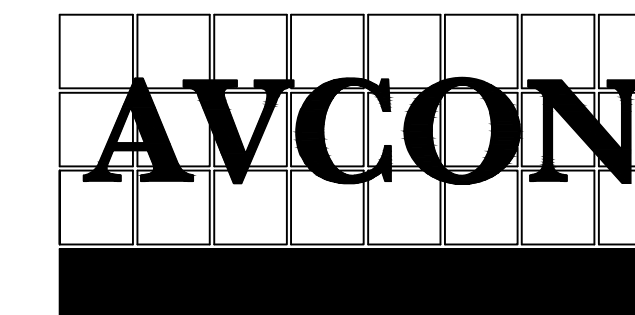
UTILITY PROVIDERS

SEWER

ORANGE COUNTY UTILITIES (OCU)
9150 CURRY FORD RD,
ORLANDO, FL 32825
(407) 836-5515

WATER

ORLANDO UTILITIES COMMISSION (OUC)
3800 GARDENIA AVE
ORLANDO, FL
(407) 423-9018



AVCON, INC.
ENGINEERS & PLANNERS
5555 East Michigan Street, Suite #100 Orlando, FL 32822-2779
Office: (407) 599-1122 • Fax: (407) 599-1133
CORPORATE CERTIFICATE OF AUTHORIZATION NUMBER: 5657
www.avconinc.com

ENGINEER OF RECORD:

RICHARD V. BALDOCCHI
FL P.E. #38092



16 EAST PLANT STREET
 WINTER GARDEN, FLORIDA 34787
 407 654-5355 *FAX 407 654-5356

LEGAL DESCRIPTION:

PARCEL 1:

THE WEST 165 FT OF THE FOLLOWING TRACT: BEGIN AT A POINT 6 2/3 CHAINS EAST OF THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 23 S, RANGE 29 EAST, RUN THENCE EAST 5 1/3 CHAINS; THENCE SOUTH 20 CHAINS TO THE SOUTH LINE OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4; 5 1/3 CHAINS; THENCE NORTH 20 CHAINS TO THE POINT OF BEGINNING.

PARCEL 2:

THE EAST 187 FEET OF THE FOLLOWING: BEGIN 440 FEET EAST OF THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST, RUN EAST 352 FEET; THENCE SOUTH 1320 FEET; THENCE WEST 352 FEET; THENCE NORTH 1320 FEET TO THE POINT OF BEGINNING, ORANGE COUNTY, FLORIDA (LESS THE NORTH 30 FEET FOR RIGHT OF WAY).

ALSO DESCRIBED AS THE EAST 187 FEET TO THE FOLLOWING: BEGINNING AT A POINT 6 2/3 CHAINS EAST OF THE NW CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST, RUN THENCE EAST 5 1/3 CHAINS; THENCE SOUTH TO THE SOUTH LINE OF THE SAID FORTY 20 CHAINS; THENCE WEST ALONG THE SAID SOUTH LINE OF THE SAID FORTY 5 1/3 CHAINS; THENCE NORTH 20 CHAINS TO THE POINT OF BEGINNING (LESS THE NORTH 30 FEET FOR RIGHT OF WAY).

PARCEL 3

THE NORTH 380 FEET OF THE WEST 303 FEET OF THE EAST 426.7 FEET OF THE NW 1/4 OF THE NW 1/4 (LESS N 155 FEET OF E 125 FEET, AND LESS N 155 FEET OF W 128 FEET, AND LESS N 30 FEET FOR ROAD), SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST, OF ORANGE COUNTY, FLORIDA.

PARCEL 4

THE NORTH 155 FEET OF THE WEST 125 FEET OF THE EAST 248.7 FEET OF THE NW 1/4 OF THE NW 1/4 (LESS NORTH 30 FEET FOR ROAD) OF SECTION 14 TOWNSHIP 23 SOUTH RANGE 29 EAST, OF ORANGE COUNTY, FLORIDA.

PARCEL 5

THE NORTH 155 FEET OF THE WEST 128 FEET OF THE EAST 426.7 FEET OF THE NW 1/4 OF THE NW 1/4 OF SECTION 14 TOWNSHIP 23 SOUTH RANGE 29 EAST, ORANGE COUNTY, FLORIDA, LESS THE NORTH 30 FEET THEREOF FOR ROAD RIGHT OF WAY.

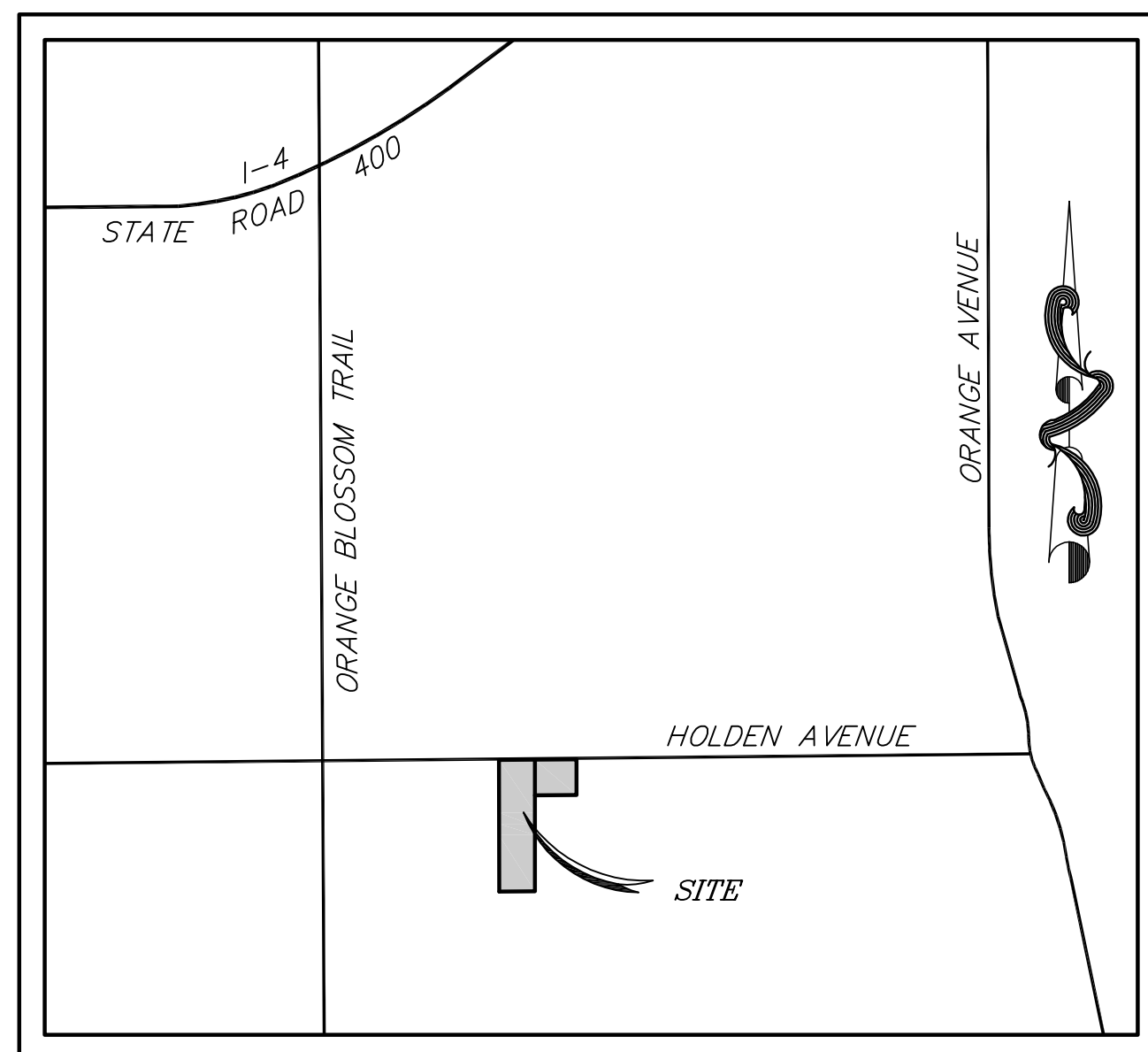
PARCEL 6

THE NORTH 380 FEET OF THE WEST 100 FEET OF THE EAST 526.7 FEET OF THE NW 1/4 OF THE NW 1/4 OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, LESS THE NORTH 30 FEET THEREOF FOR ROAD RIGHT OF WAY.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA AND CONTAINS 13.68 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 23 SOUTH RANGE 29 EAST, BEING NORTH 89°33'17" EAST.
2. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN ON THIS BOUNDARY SURVEY THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE SUBJECT PROPERTY.
3. THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY.
4. THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER.
5. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR VISIBLE UNOBSTRUCTED, ABOVE GROUND IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
7. UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.
8. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
9. THE LEGAL DESCRIPTION SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
10. THE LANDS SHOWN HEREON LIE IN ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO.1201830410F, MAP REVISED SEPTEMBER 25, 2009.
 THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
11. THERE WAS NO VISUAL EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WITHIN THE SURVEYED LANDS. THE STRUCTURES LOCATED ON THE SUBJECT PROPERTY APPEAR TO BE VACATED.
12. THE SURVEYOR WAS NOT SUPPLIED ANY ZONING INFORMATION FOR THE SUBJECT PROPERTY.
13. ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.
14. THE LEGAL DESCRIPTION SHOWN HEREON IS AS PER THE DESCRIPTION PROVIDED BY THE CLIENT. A GAP APPEARS BETWEEN THE LEGAL DESCRIPTIONS FOR PARCELS 1 AND 2 AND BETWEEN THE LEGAL DESCRIPTIONS FOR PARCELS 3 THROUGH 6. THE EAST LINE OF PARCEL 2 AND THE WEST LINE OF PARCEL 6 ARE NOT CONTIGUOUS.
15. THE PROPOSED LAND USE HAS NOT BEEN PROVIDED TO THE SURVEYOR.
16. WE HAVE EXAMINED THE FURNISHED COMMITMENT TO INSURE TITLE, COMMITMENT NO. 2037-4393786, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE JUNE 24, 2019 AT 8:00 A.M. THOSE INSTRUMENTS INCLUDED IN "SCHEDULE B, SECTION II" OF THE COMMITMENT HAVE BEEN EXAMINED AND ARE REFLECTED HEREON TO THE EXTENT THEY AFFECT THE LANDS SURVEYED.
4. DISTRIBUTION EASEMENT RECORDED IN BOOK 3981, PAGE 916. (AS TO PARCEL 3). AFFECTS THE SUBJECT AND IS SHOWN HEREON. THERE MAY BE OTHER FACILITIES ON THE SUBJECT PROPERTY THAT ARE SUBSURFACE AND COULD AFFECT THE LOCATION OF THE EASEMENT AREA.



LOCATION MAP NOT TO SCALE

TO: TOLL BROS., INC., A PENNSYLVANIA CORPORATION; BAVERIA HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11, 13, 16, AND 19 OF TABLE A THEREOF.

FIELD WORK WAS COMPLETED ON JANUARY 8, 2020

ALTANSPS LAND TITLE BOUNDARY SURVEY
 OF
HOLDEN AVENUE
 SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST
 CITY OF EDGEWOOD
 ORANGE COUNTY, FLORIDA

FOR:
 TOLL BROTHERS

FOR THE LICENSED BUSINESS #6725 BY:
 JAMES L. RICKMAN, P.S.M. #6533

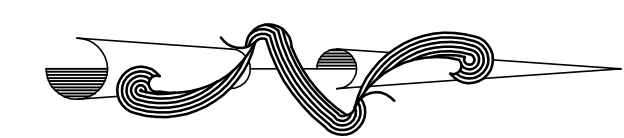
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JOB # 20190788
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 SCALE: 1" = 60'
 CALC BY: JLR/SEJ
 FIELD BY: BA/DH
 DRAWN BY: SEJ
 CHECKED BY: MR

Drawing name: L:\Data\201907288.dwg Date: 2/28/2022 10:46:46 AM



16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
407 654-5355 *FAX 407 654-5356



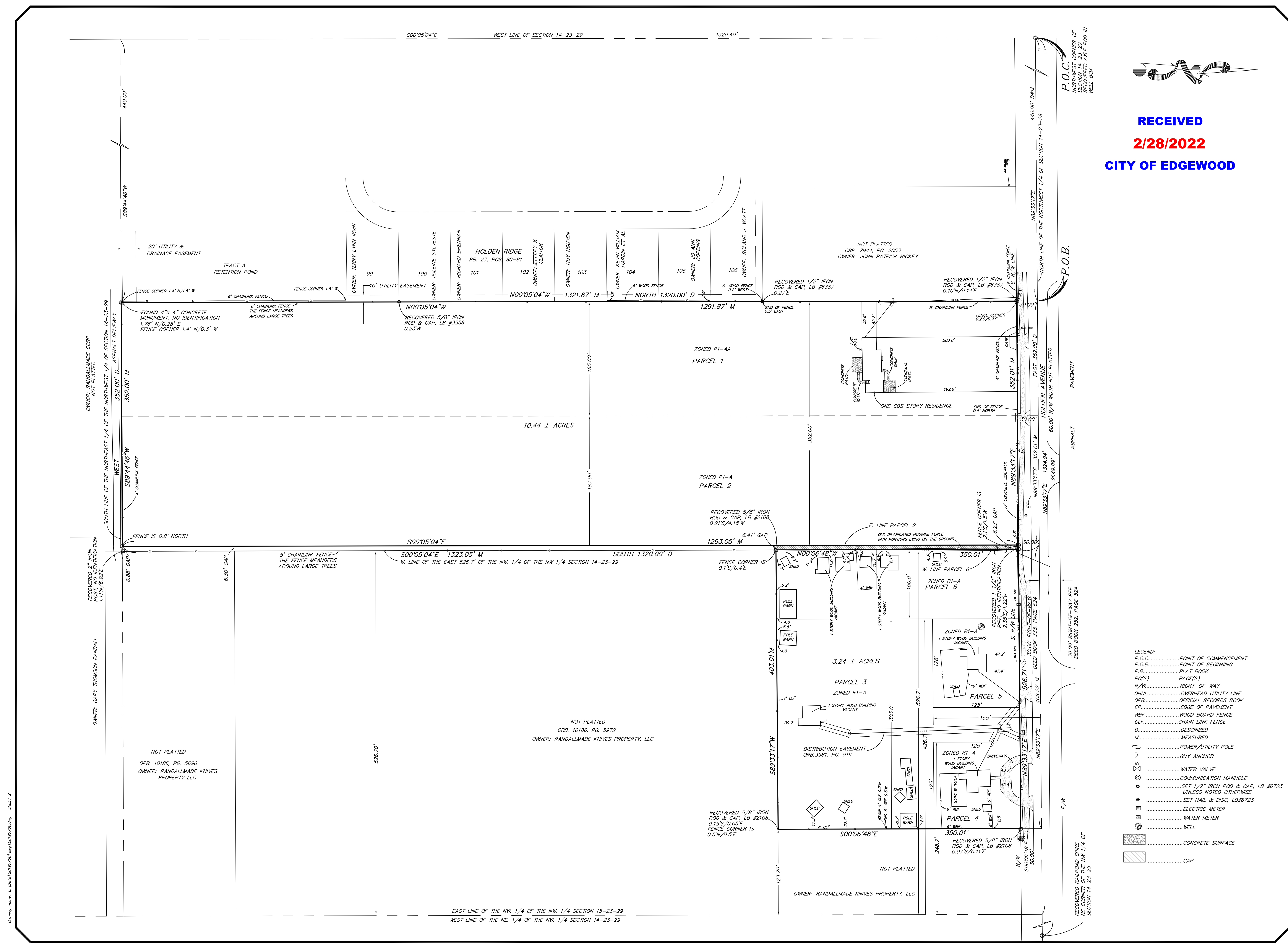
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2/28/2022
CITY OF EDGEWOOD

ALTAINSPS LAND TITLE
BOUNDARY SURVEY
OF
HOLDEN AVENUE
SECTION 14, TOWNSHIP 23 SOUTH, RANGE 29 EAST
CITY OF EDGEWOOD
ORANGE COUNTY, FLORIDA

FOR:
TOLL BROTHERS

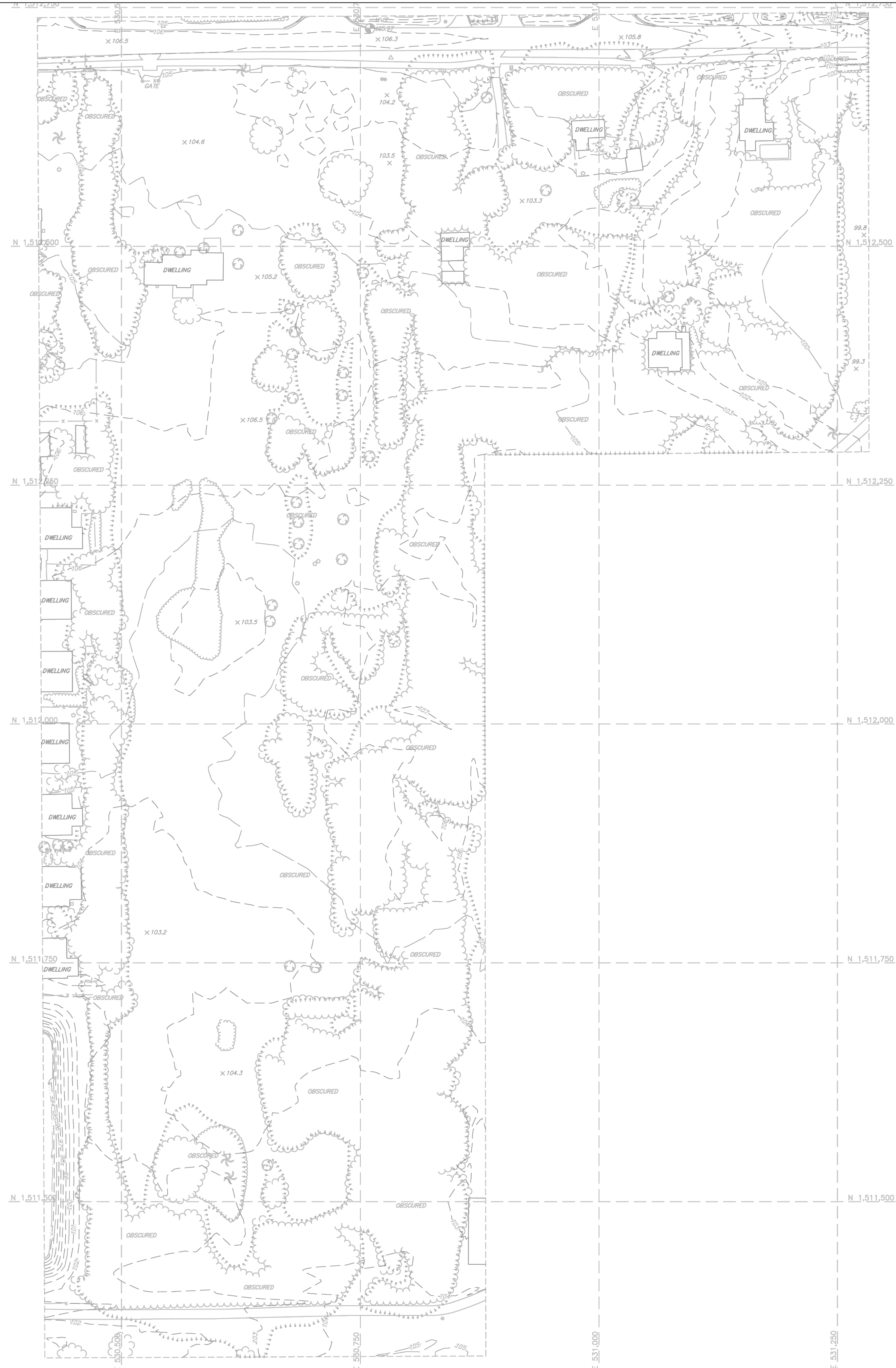
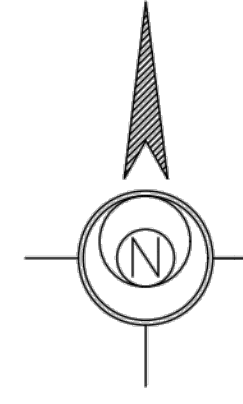
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| CALC BY: | JLR/SEJ |
| FIELD BY: | BA/DH |
| DRAWN BY: | SEJ |
| CHECKED BY: | MR |



- LEGEND:
- P.O.C.....POINT OF COMMENCEMENT
 - P.O.B.....POINT OF BEGINNING
 - P.B.....PLAT BOOK
 - PG(S).....PAGE(S)
 - R/W.....RIGHT-OF-WAY
 - OHUL.....OVERHEAD UTILITY LINE
 - ORB.....OPTIONAL RECORDS BOOK
 - EP.....EDGE OF PAVEMENT
 - WB.....WOOD BOARD FENCE
 - CLF.....CHAIN LINK FENCE
 - D.....DESCRIBED
 - M.....MEASURED
 -POWER/UTILITY POLE
 -GUY ANCHOR
 -WATER VALVE
 -COMMUNICATION MANHOLE
 -SET 1/2" IRON ROD & CAP, LB #6723 UNLESS NOTED OTHERWISE
 -SET NAIL & DISC, LB#6723
 -ELECTRIC METER
 -WATER METER
 -WELL
 -CONCRETE SURFACE
 -GAP

Drawing name: L:\Data\20190788.dwg Date: 2/28/2022 10:56:46 AM SHEET 2



ESE CONSULTANTS
 ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL

ESE Consultants, Inc.
 250 Gibraltar Road • Suite 2E • Horsham, PA 19044
 T: 215-914-2050

AERIAL SURVEY CONTROL:

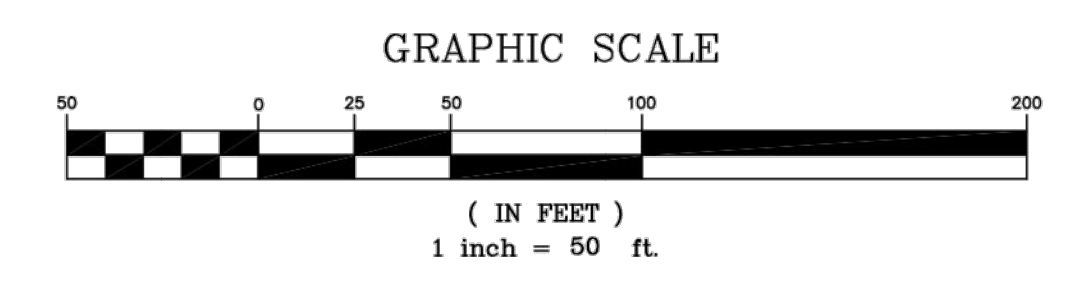
| POINT NUMBER | NORTHING | EASTING | ELEVATION | DESCRIPTION |
|--------------|------------|-----------|-----------|-------------|
| AT1 | 1512897.36 | 529281.20 | 106.70 | HV1 |
| AT2 | 1511399.64 | 529393.62 | 102.99 | HV2 |
| AT3 | 1511977.13 | 530027.68 | 104.91 | HV3 |
| AT4 | 1511099.81 | 531253.49 | 101.36 | HV4 |
| AT5 | 1511273.66 | 532028.56 | 102.58 | HV5 |
| AT6 | 1512916.88 | 531961.18 | 96.92 | HV6 |
| AT7 | 1512727.95 | 530760.22 | 105.97 | HV7 |

NOTES:

1. PLANIMETRIC AND TOPOGRAPHIC FEATURES COMPILED BY ESE CONSULTANTS, INC. UTILIZING PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY. AERIAL PHOTOGRAPHY PERFORMED BY MIDWEST AERIAL PHOTOGRAPHY ON NOVEMBER 10, 2019 WITH A PHOTO SCALE OF 4cm GSD.
2. PHOTOGRAMMETRIC MAPPING HAS BEEN COMPILED IN ACCORDANCE WITH PROCEDURES THAT HAVE BEEN DEMONSTRATED TO COMPLY WITH THE AMERICAN SOCIETY OF PHOTOGRAMMETRY AND REMOTE SENSING (ASPRS) CLASS 1 STANDARD FOR A HORIZONTAL MAPPING SCALE OF 1"=50' AND A CONTOUR INTERVAL OF 1'.
3. AERIAL CONTROL PROVIDED BY ESE CONSULTANTS, INC., ON NOVEMBER 13 AND 21, 2019.
4. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE PHOTOGRAPHY AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. BUILDING OUTLINES REPRESENT APPROXIMATE ROOF LINE LOCATIONS AS SEEN ON THE AERIAL PHOTOGRAPHY.
5. THE HORIZONTAL DATUM AND VERTICAL DATUM ARE ON A SITE DATUM.
6. PROPOSED AND EXISTING BOUNDARIES SHOWN ARE GRAPHIC REPRESENTATION ONLY AND ARE SUBJECT TO VERIFICATION BY THE END USER.
7. DELINEATED AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
8. DELINEATED AREAS DESIGNATED AS "INUNDATED" INDICATE THE GROUND IS OBSCURED BY STANDING WATER. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
9. TOPOGRAPHIC INFORMATION FOR INTERNAL USE ONLY. NOT FOR PUBLICATION OUTSIDE OF TOLL BROTHERS, INC.

LEGEND:

- HYDRANT
- VALVE
- MANHOLE
- CURB INLET
- INLET
- WELLHEAD
- STREET LAMP
- PRIVATE LAMP
- UTILITY POLE
- UTILITY POLE & LAMP
- SUPPORT POLE
- UTILITY TOWER
- POST
- SINGLE POST SIGN
- DOUBLE POST SIGN
- PRIVATE MAILBOX
- PUBLIC MAILBOX
- MISCELLANEOUS FEATURE
- DEFINED TREE LOCATION
- UNDEFINED TREE LOCATION
- SHRUB
- SPOT ELEVATION
- SWAMP
- PALM TREE
- FLAG POLE
- HORIZ. & VERT. AERIAL CONTROL
- VERT. AERIAL CONTROL
- OBSCURED AREA
- TREELINE
- BRUSH/SHRUBLINE
- WATER
- SWAMP
- TRAIL
- STONEWALL
- FENCE
- CONSTRUCTION/TEMPORARY FENCE
- GUIDE RAIL
- MAPPING LIMIT
- INUNDATED AREA



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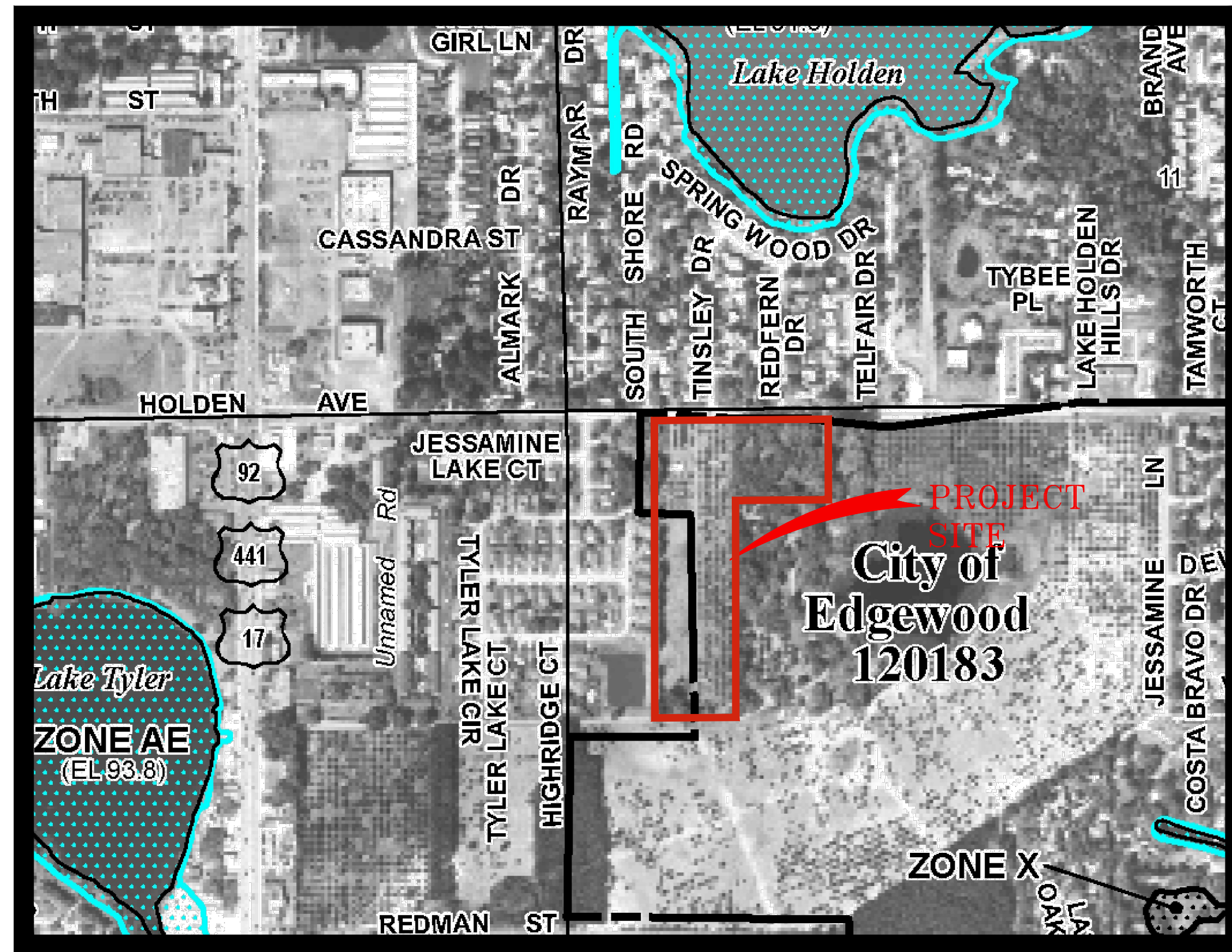
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MAP OF TOPOGRAPHY

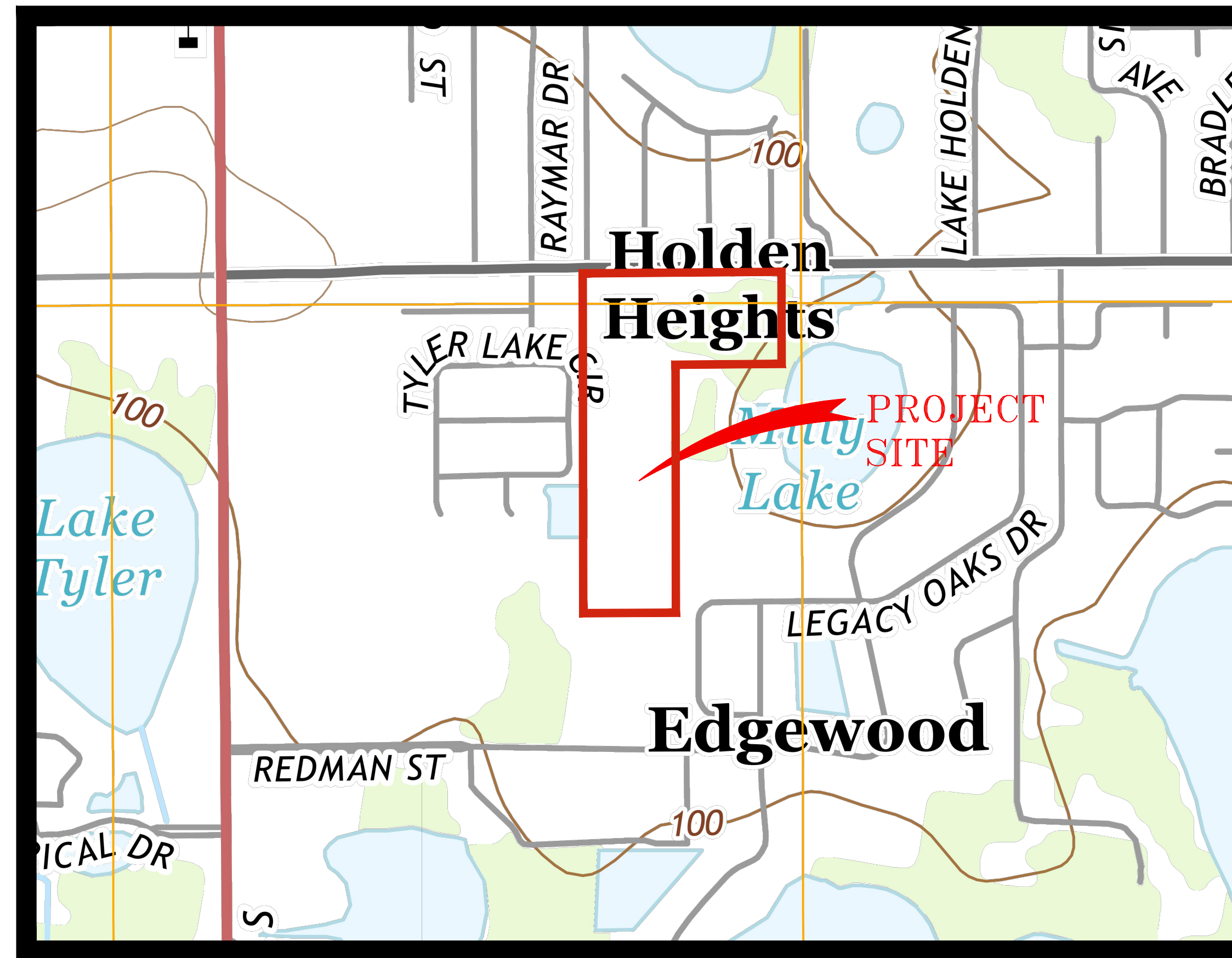
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 CITY OF EDGEWOOD, ORANGE COUNTY, FLORIDA

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FLOOD MAP



USGS TOPO MAP



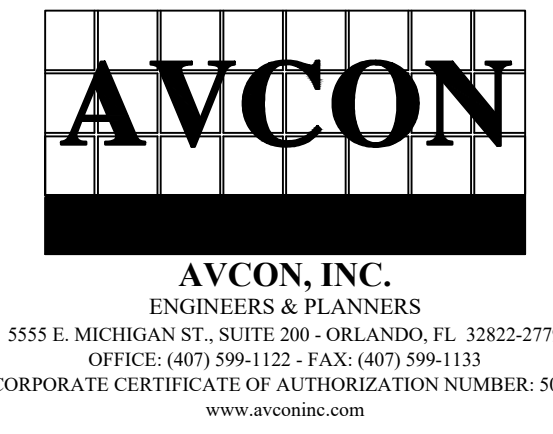
SOILS MAP



SOILS LEGEND

| | |
|----|--|
| 3 | BASINGER FINE SAND DEPRESSIONAL, 0 TO 1 PERCENT SLOPES |
| 43 | SEFFNER FINE SAND, 0 TO 2 PERCENT SLOPES |
| 48 | TAVARES-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES |
| 99 | WATER |

AERIAL MAP



RICHARD V. BALDOCCHI
 P.E. #38092

DEVELOPMENT PLAN /
 PRELIMINARY
 SUBDIVISION PLAN

HOLDEN AVENUE PD

PROJECT MAPS

ATTENTION:
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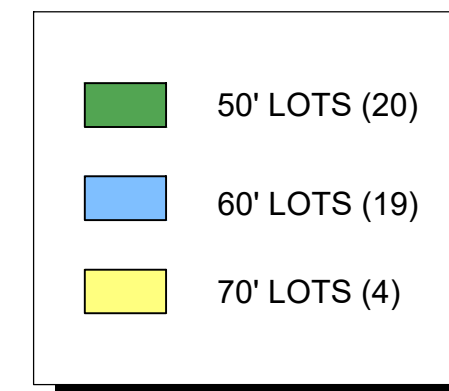
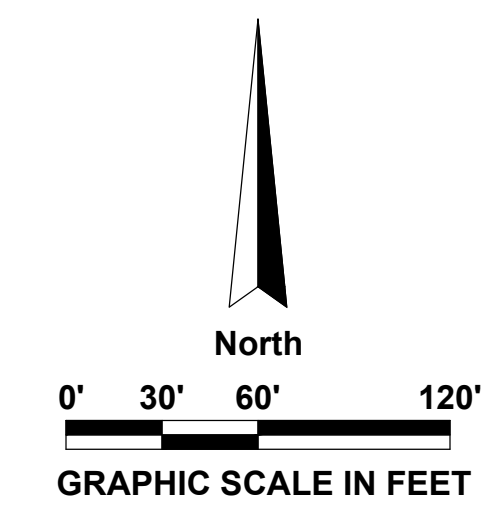
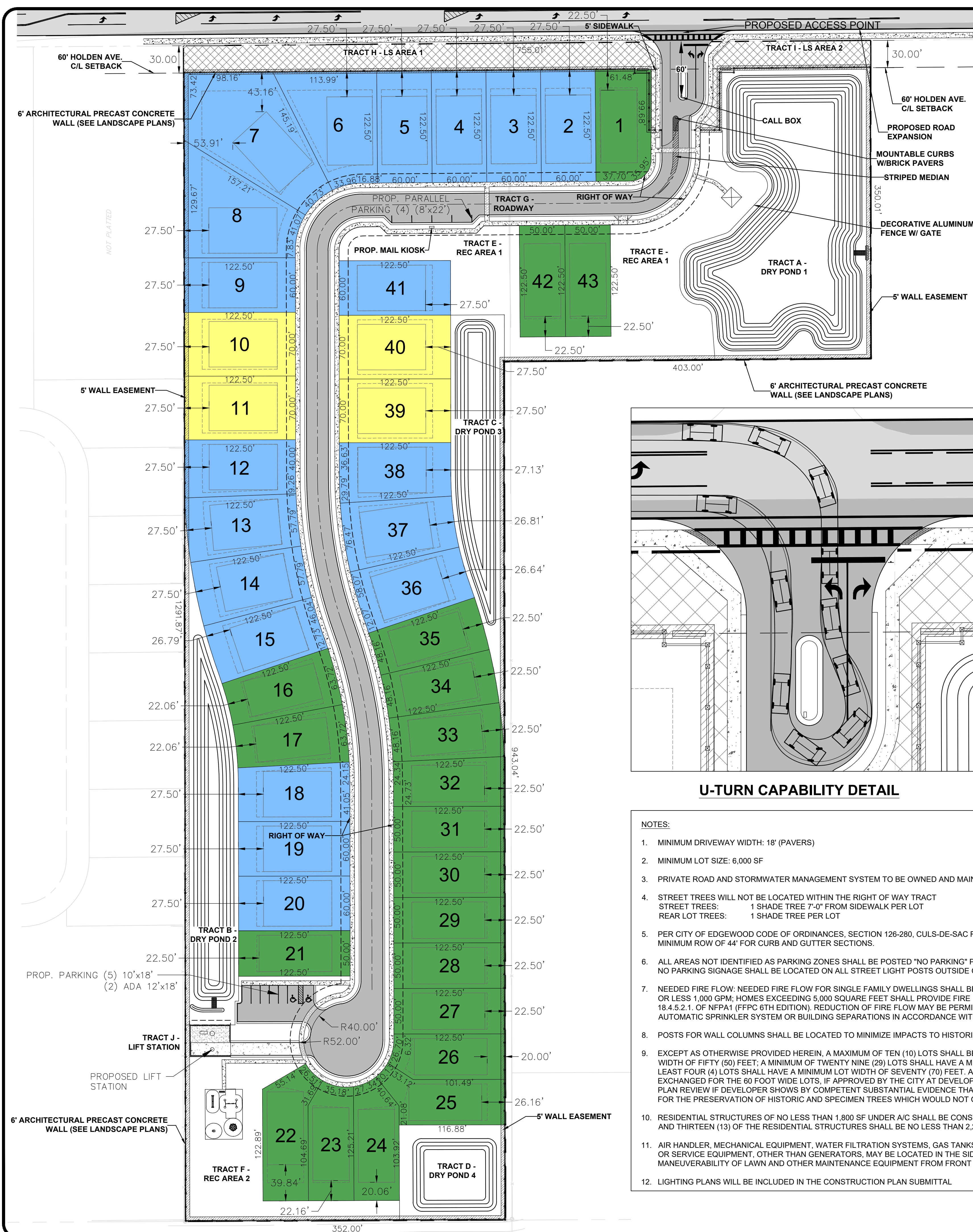
DESIGNED BY: RVB
 DRAWN BY: BRE
 CHECKED BY: RVB
 APPROVED BY: RVB
 DATE: February 21, 2022

AVCON PROJECT No. 2019.0099.15

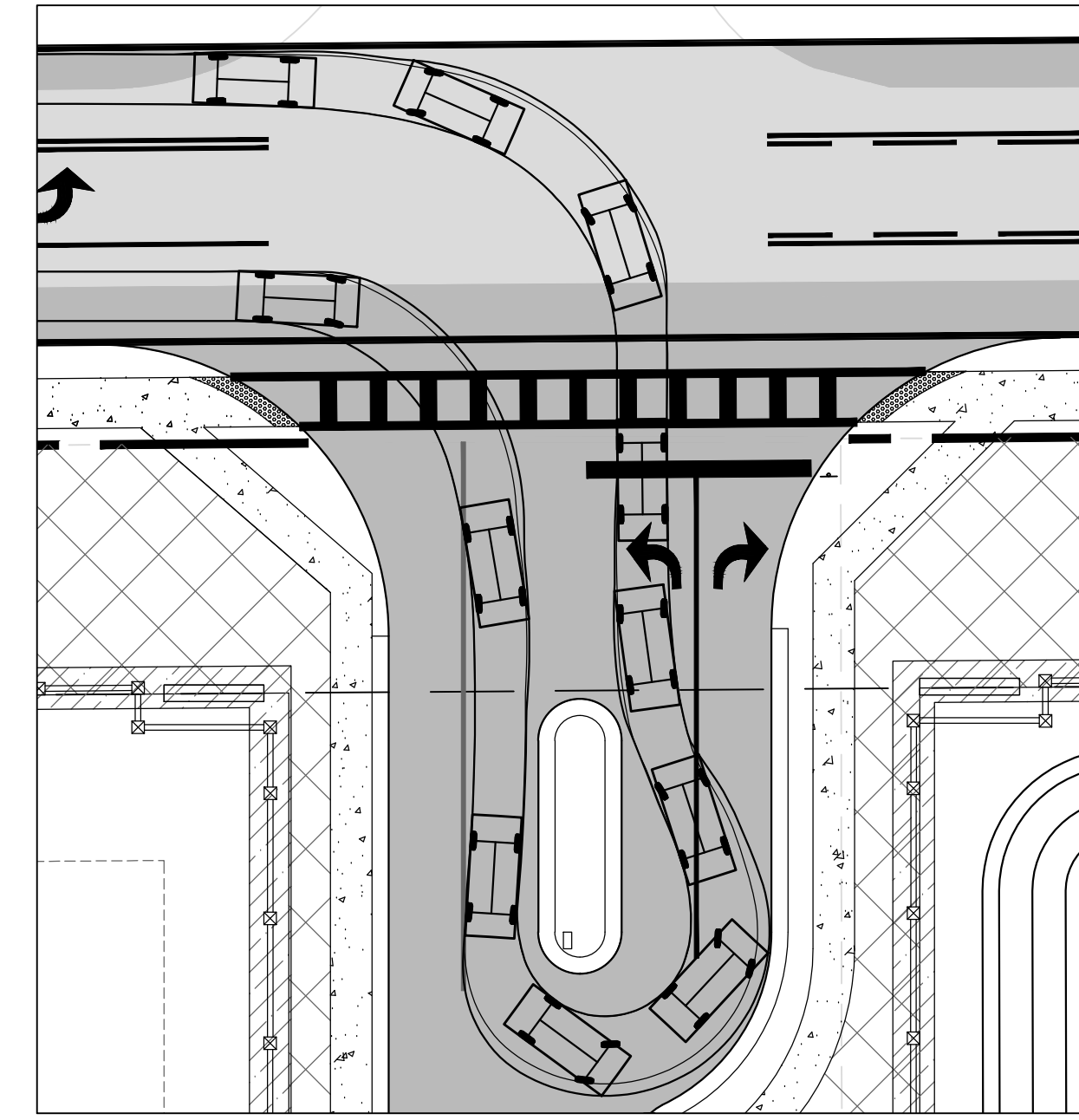
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 CITY OF EDGEWOOD

SHEET NUMBER

C-200



NO PARKING SIGNAGE



U-TURN CAPABILITY DETAIL

- NOTES:**
- MINIMUM DRIVEWAY WIDTH: 18' (PAVERS)
 - MINIMUM LOT SIZE: 6,000 SF
 - PRIVATE ROAD AND STORMWATER MANAGEMENT SYSTEM TO BE OWNED AND MAINTAINED BY THE HOA
 - STREET TREES WILL NOT BE LOCATED WITHIN THE RIGHT OF WAY TRACT
 STREET TREES: 1 SHADE TREE 7'-0" FROM SIDEWALK PER LOT
 REAR LOT TREES: 1 SHADE TREE PER LOT
 - PER CITY OF EDGEWOOD CODE OF ORDINANCES, SECTION 126-280, CULS-DE-SAC REQUIRES A MINIMUM RADIUS OF 34' AND A MINIMUM ROW OF 44' FOR CURB AND GUTTER SECTIONS.
 - ALL AREAS NOT IDENTIFIED AS PARKING ZONES SHALL BE POSTED "NO PARKING" PER 18.2.3.5.1 NFPA 1 (FFPC 6TH EDITION). NO PARKING SIGNAGE SHALL BE LOCATED ON ALL STREET LIGHT POSTS OUTSIDE OF THE SPECIFIED PARKING ZONES.
 - NEEDED FIRE FLOW: NEEDED FIRE FLOW FOR SINGLE FAMILY DWELLINGS SHALL BE AS FOLLOWS: HOMES 5,000 SQUARE FEET OR LESS 1,000 GPM; HOMES EXCEEDING 5,000 SQUARE FEET SHALL PROVIDE FIRE FLOW IN ACCORDANCE WITH TABLE 18.4.5.2.1 OF NFPA1 (FFPC 6TH EDITION). REDUCTION OF FIRE FLOW MAY BE PERMITTED IF DWELLING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM OR BUILDING SEPARATIONS IN ACCORDANCE WITH TABLE 14.4.5.1.4 (FFPC 6TH EDITION).
 - POSTS FOR WALL COLUMNS SHALL BE LOCATED TO MINIMIZE IMPACTS TO HISTORIC TREE ROOTS.
 - EXCEPT AS OTHERWISE PROVIDED HEREIN, A MAXIMUM OF TEN (10) LOTS SHALL BE ALLOWED TO HAVE A MINIMUM LOT WIDTH OF FIFTY (50) FEET; A MINIMUM OF TWENTY NINE (29) LOTS SHALL HAVE A MINIMUM LOT WIDTH OF SIXTY (60) FEET; AT LEAST FOUR (4) LOTS SHALL HAVE A MINIMUM LOT WIDTH OF SEVENTY (70) FEET. ADDITIONAL FIFTY-FOOT WIDE LOTS MAY BE EXCHANGED FOR THE 60 FOOT WIDE LOTS, IF APPROVED BY THE CITY AT DEVELOPMENT PLAN/PRELIMINARY SUBDIVISION PLAN REVIEW IF DEVELOPER SHOWS BY COMPETENT SUBSTANTIAL EVIDENCE THAT THE REDUCTION OF LOT SIZE ALLOWS FOR THE PRESERVATION OF HISTORIC AND SPECIMEN TREES WHICH WOULD NOT OTHERWISE HAVE BEEN PRESERVED
 - RESIDENTIAL STRUCTURES OF NO LESS THAN 1,800 SF UNDER A/C SHALL BE CONSTRUCTED ON THE SUBJECT PROPERTY AND THIRTEEN (13) OF THE RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN 2,200 SQUARE FEET UNDER A/C
 - AIR HANDLER, MECHANICAL EQUIPMENT, WATER FILTRATION SYSTEMS, GAS TANKS, PROPANE TANKS, AND OTHER UTILITY OR SERVICE EQUIPMENT, OTHER THAN GENERATORS, MAY BE LOCATED IN THE SIDE YARD SETBACKS PROVIDED THE MANEUVERABILITY OF LAWN AND OTHER MAINTENANCE EQUIPMENT FROM FRONT YARD TO REAR YARD IS MAINTAINED
 - LIGHTING PLANS WILL BE INCLUDED IN THE CONSTRUCTION PLAN SUBMITTAL

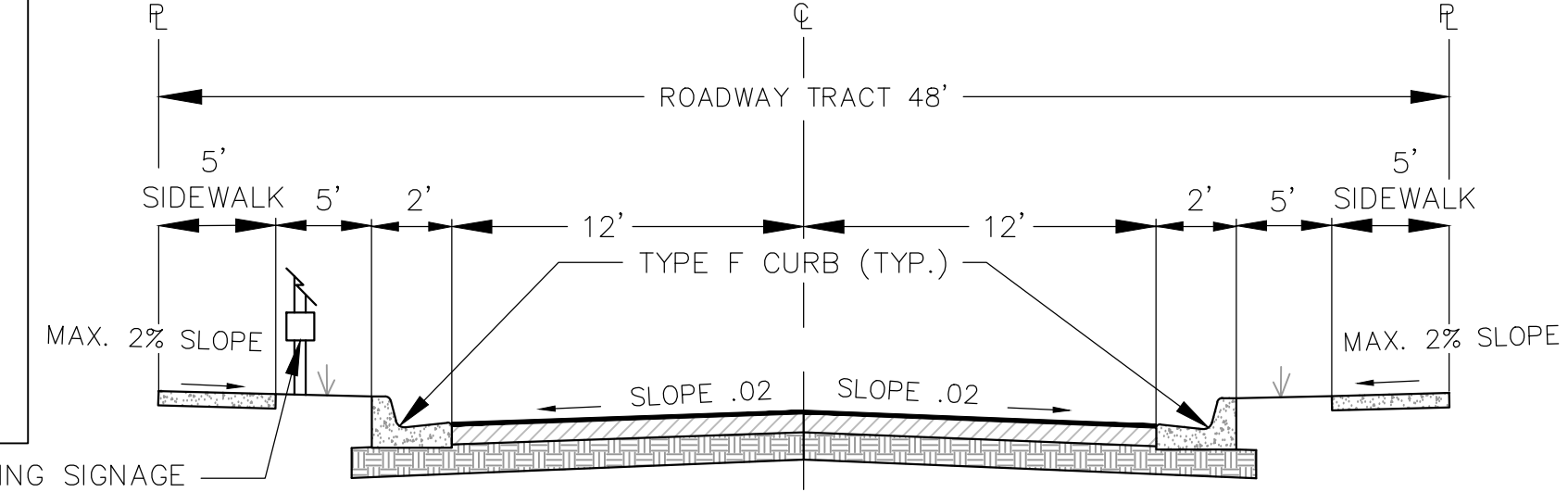
| GENERAL SITE DATA | |
|---|--|
| PARCEL ID# | 14-23-29-0000-00-004 14-23-29-0000-00-005 14-23-29-0000-00-062 14-23-29-0000-00-064 14-23-29-0000-00-063 & 14-23-29-0000-00-042 |
| ZONING | PD |
| EXISTING USE | VACANT / SINGLE FAMILY HOME |
| JURISDICTION | CITY OF EDGEWOOD |
| FUTURE LAND USE | LOW DENSITY RESIDENTIAL (LDR) |
| DEVELOPABLE AREA | 13.68 ACRES |
| LOT DENSITY | 3.14 DU/AC (MAX 4 DU/AC) |
| PROPOSED DEVELOPMENT (SINGLE FAMILY) | 43 LOTS (SINGLE PHASE) |
| MINIMUM LIVING AREA | 1,800 SF MINIMUM. 13 OF THE RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN 2200 SF |
| NET UNITS PER ACRE | 3.14 UNITS PER ACRE |
| MIN. LOT SIZE | 6,000 SF |
| MIN. LOT WIDTH | 50' (FRONT SETBACK LINE) |
| MAXIMUM BUILDING HEIGHT | 35' TWO STORY |
| MAXIMUM IMPERVIOUS LOT COVERAGE | 70% FOR 50' AND 60' LOTS, 63% FOR 70' LOTS |
| OPEN SPACE REQUIREMENT | 40% (46.63% PROVIDED) |
| RECREATION AREA (5% OF THE TOTAL AREA) | 0.775 AC REQUIRED, 0.821 PROVIDED |
| PROJECTED STUDENT POPULATION (43 DWELLING UNITS X 0.431 STUDENTS) | 19 STUDENTS |
| ITE AVERAGE DAILY TRIPS (43 LOTS X 9.52 ADT) | 409.4 ADT (ITE CODE 210) |
| OCU POTABLE WATER SERVICE (43 LOTS X 275 GPD) | 11,825 GPD (8.21 GPM) |
| FIRE PROTECTION ORANGE COUNTY FIRE & RESCUE | 1000 GPM |
| OCU SANITARY SEWER SERVICE (43 LOTS X 300 GPD) | 12,900 GPD (8.96 GPM) |
| STORMWATER | STORMWATER FACILITY ON SITE |
| PHASING SCHEDULE | PROJECT TO BE CONSTRUCTED IN ONE PHASE |
| MODEL HOMES | 5 ALLOWED |

| SETBACKS | |
|--------------------------------------|--|
| FRONT LOT | 20' HOUSE, 23' GARAGE, 15' PORCH 35' FOR LOT 7 LOTS 22-25 PER SECTION 126-168(8) |
| SIDE LOT | 5' for 50' & 60' lots - 7.5' for 70' lots |
| REAR LOT | 20' BUILDING, 5' SCREEN ENCLOSURE* |
| URBAN MINOR ARTERIAL - HOLDEN AVENUE | 60' FROM CENTERLINE |
| CORNER LOT SIDE STREET SETBACK | 15'-0" |
| POOLS* | 5' (50' & 60' LOTS) OR 7.5' (70' LOTS) INTERIOR SIDE, 10' SIDE STREET, 5' REAR |
| POOL ENCLOSURES* | 5' (50' & 60' LOTS) OR 7.5' (70' LOTS) INTERIOR SIDE, 10' SIDE STREET, 5' REAR |

*THE LISTED SETBACK FOR POOLS, POOL/SCREEN ENCLOSURE, AS WELL AS OTHER ACCESSORY STRUCTURES, CAN ONLY BE APPLIED TO THE LOTS ADJACENT TO HOLDEN AVENUE IF APPROVED BY ORANGE COUNTY TRAFFIC ENGINEERING / TRANSPORTATION PLANNING

| TRACT AREAS | | |
|------------------------------|-----------------------|------------|
| TRACT | AREA | PERCENTAGE |
| TRACT A - DRY POND 1 | 53,803 SF - 1.235 AC | 9.03% |
| TRACT B - DRY POND 2 | 24,481 SF - 0.562 AC | 4.11% |
| TRACT C - DRY POND 3 | 19,436 SF - 0.446 AC | 3.26% |
| TRACT D - DRY POND 4 | 12,230 SF - 0.281 AC | 2.05% |
| TRACT E - RECREATION AREA 1 | 35,294 SF - 0.810 AC | 5.92% |
| TRACT F - RECREATION AREA 2 | 19,876 SF - 0.456 AC | 3.33% |
| TRACT G - ROADWAY | 86,956 SF - 1.996 AC | 14.59% |
| TRACT H - LANDSCAPE AREA 1 | 15,723 SF - 0.361 AC | 2.64% |
| TRACT I - LANDSCAPE AREA 2 | 5,831 SF - 0.134 AC | 0.98% |
| TRACT J - LIFT STATION TRACT | 1,575 SF - 0.036 AC | 0.26% |
| TOTAL PROPERTY | 595,996 SF - 13.68 AC | 100.00% |
| TOTAL POND TRACT AREAS | 109,950 SF - 2.524 AC | 18.45% |
| TOTAL RECREATION TRACT AREAS | 55,170 SF - 1.267 AC | 9.26% |

| OCPS STUDENT GENERATION RATES | |
|-------------------------------|-------|
| ELEMENTARY | 0.196 |
| MIDDLE | 0.100 |
| HIGH | 0.134 |
| TOTAL | 0.431 |



STREET A TYPICAL SECTION (NTS.)

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DEVELOPMENT PLAN / PRELIMINARY SUBDIVISION PLAN

HOLDEN AVENUE PD

SITE & GEOMETRY PLAN

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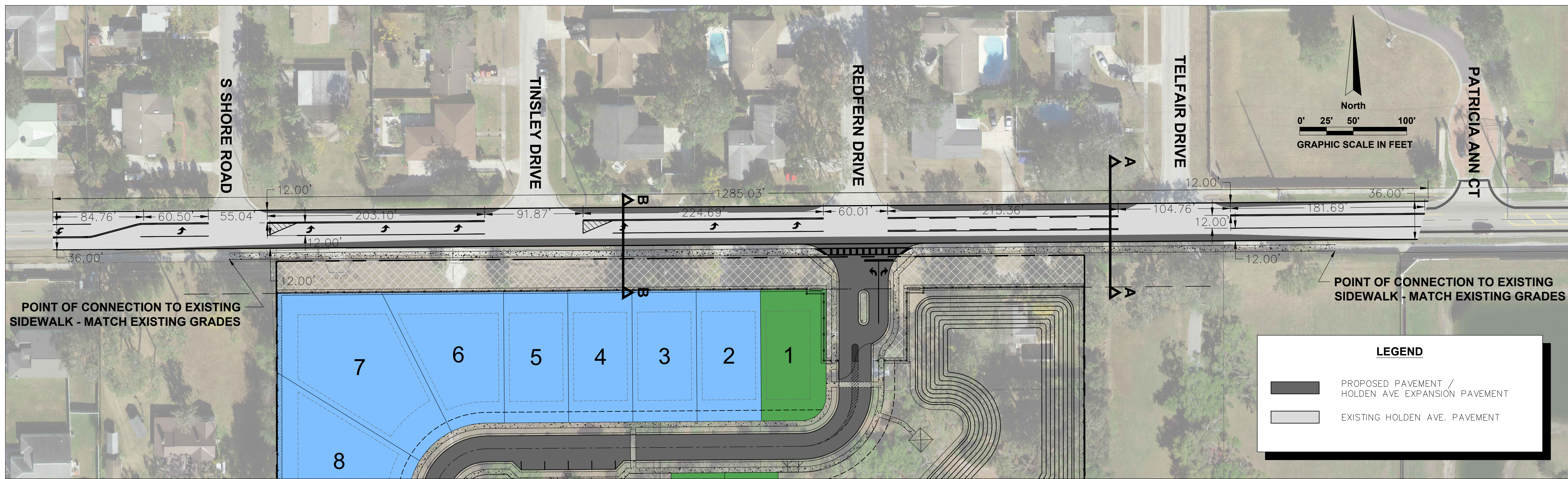
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DRAWN BY: BRE
CHECKED BY: RVB
APPROVED BY: RVB
DATE: February 21, 2022

AVCON PROJECT No. 2019.0099.15

SHEET NUMBER

C-300



LEGEND

- PROPOSED PAVEMENT / HOLDEN AVE EXPANSION PAVEMENT
- EXISTING HOLDEN AVE. PAVEMENT

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DEVELOPMENT PLAN / PRELIMINARY SUBDIVISION PLAN

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ROADWAY EXPANSION & DRIVEWAY PLAN

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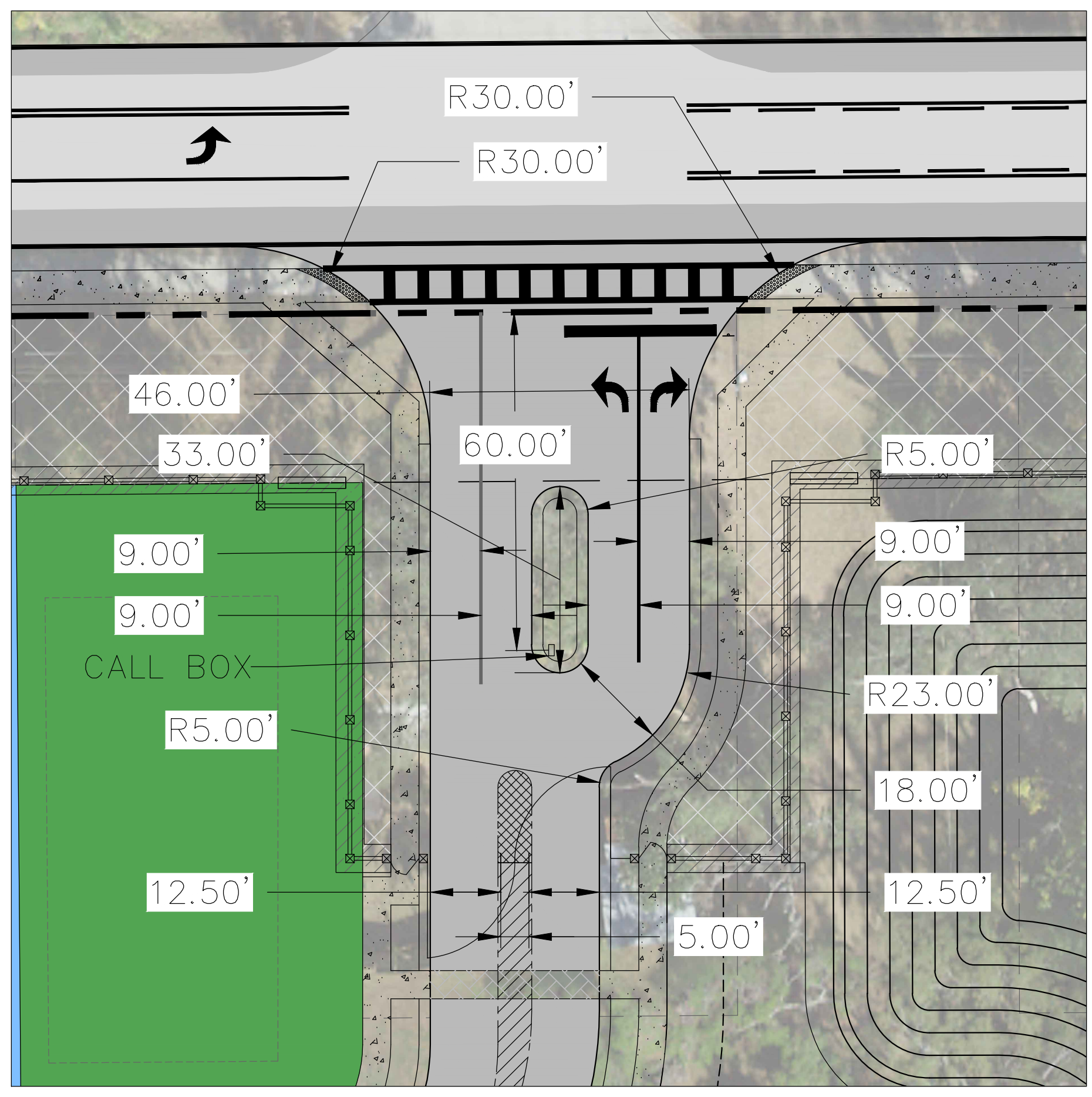
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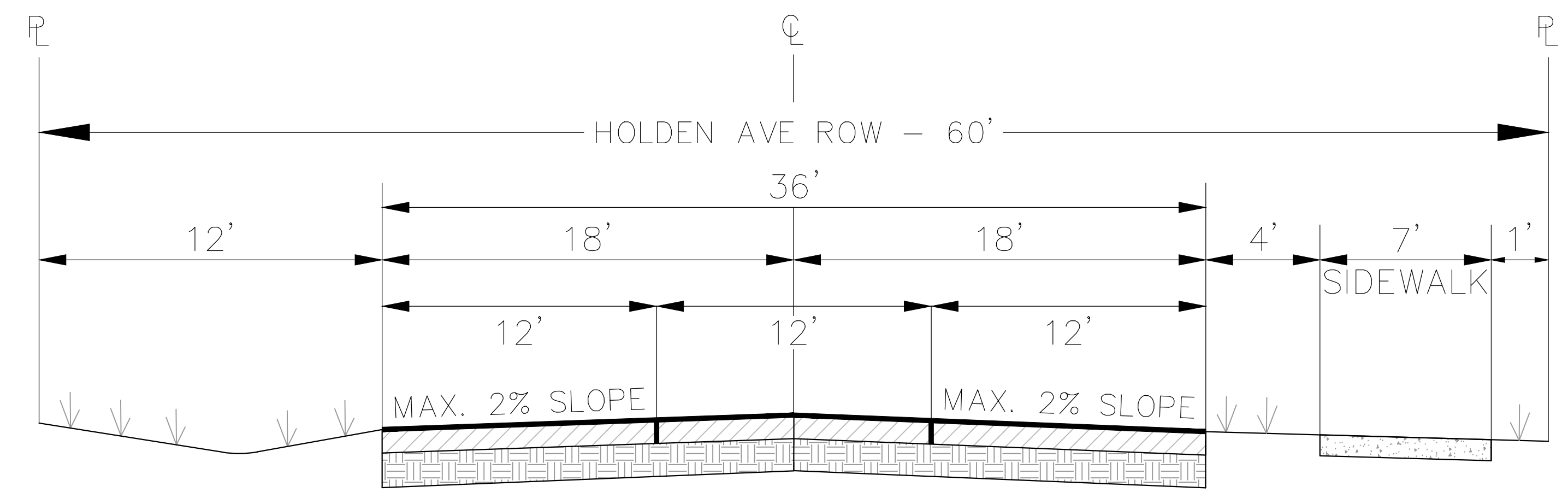
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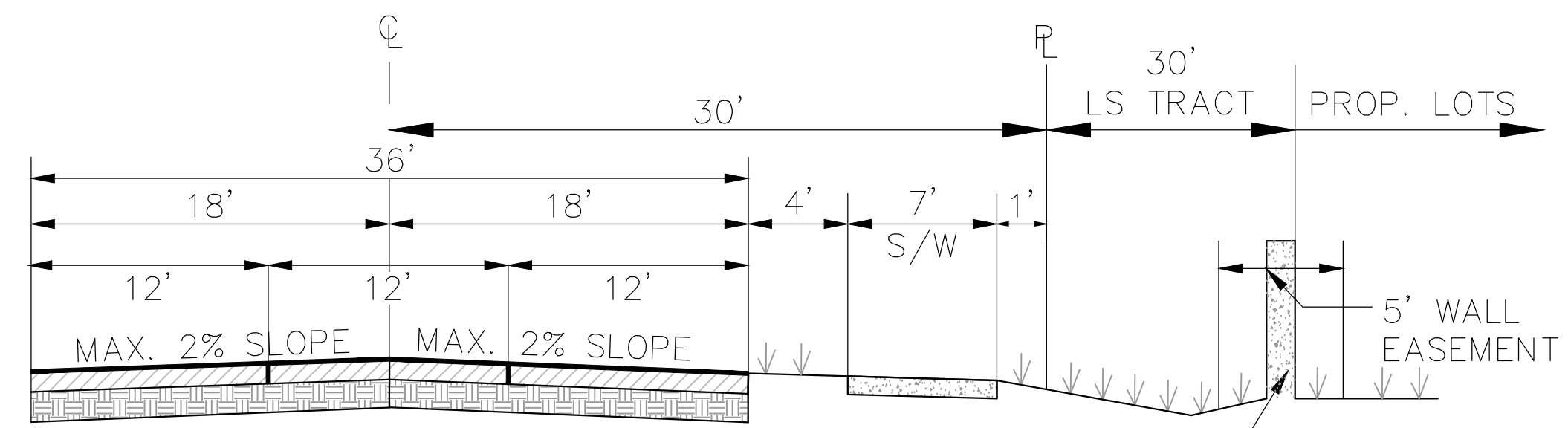
C-301



ENTRANCE DIMENSIONS
 1"=20'

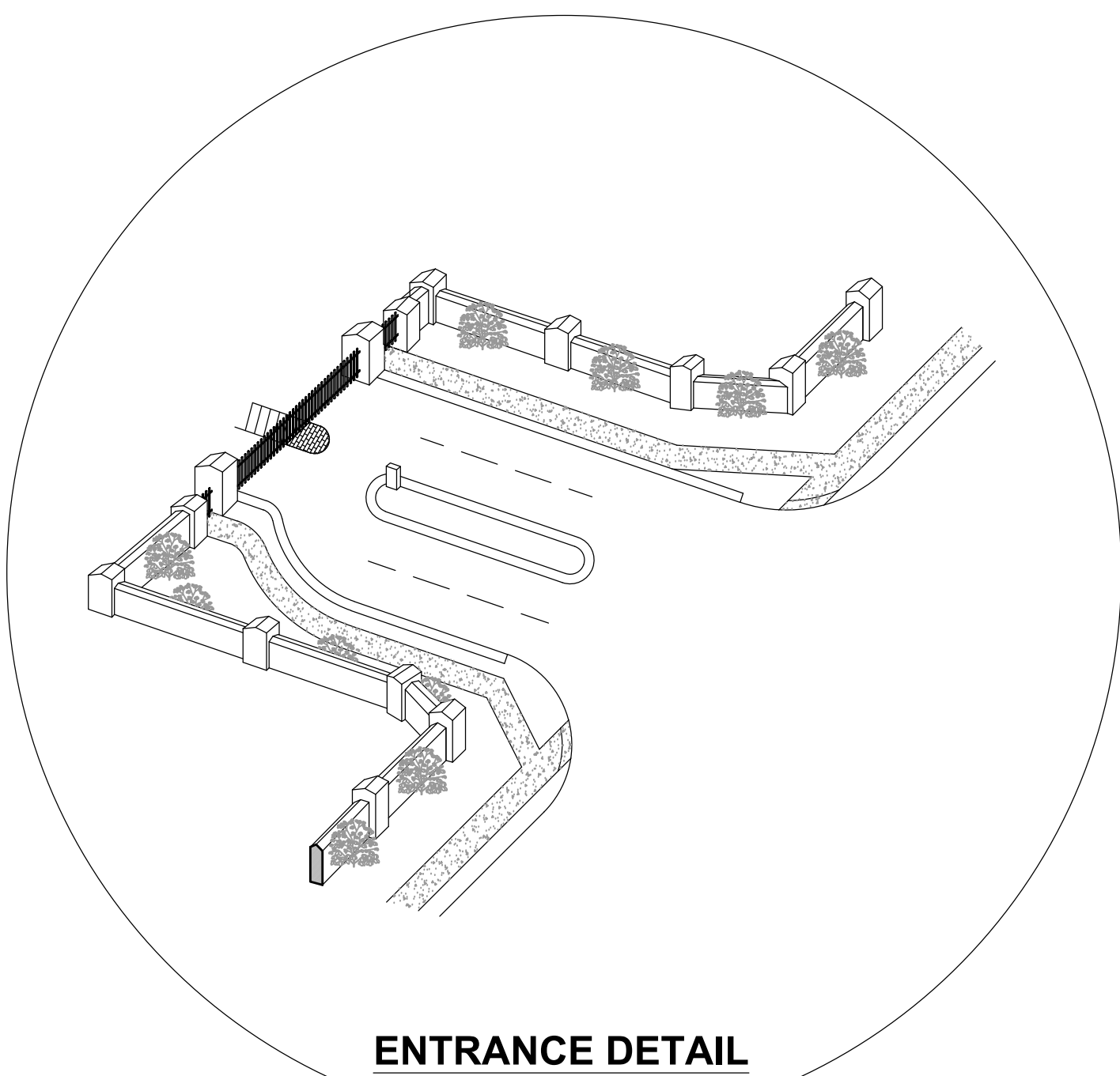


SECTION A-A
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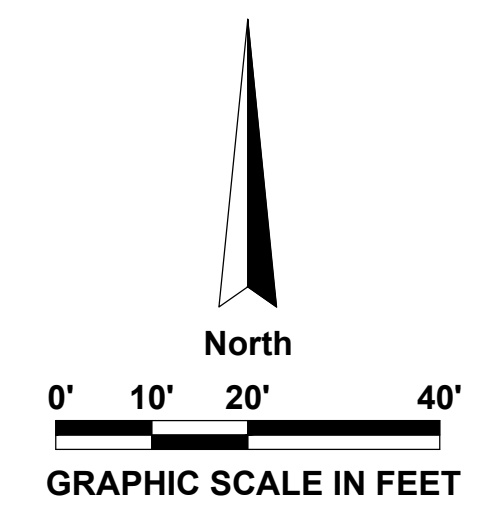
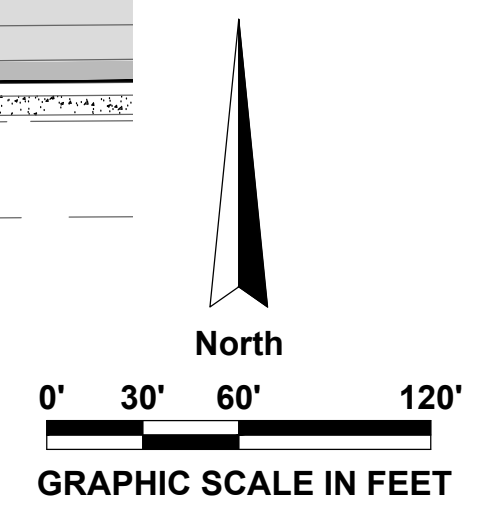
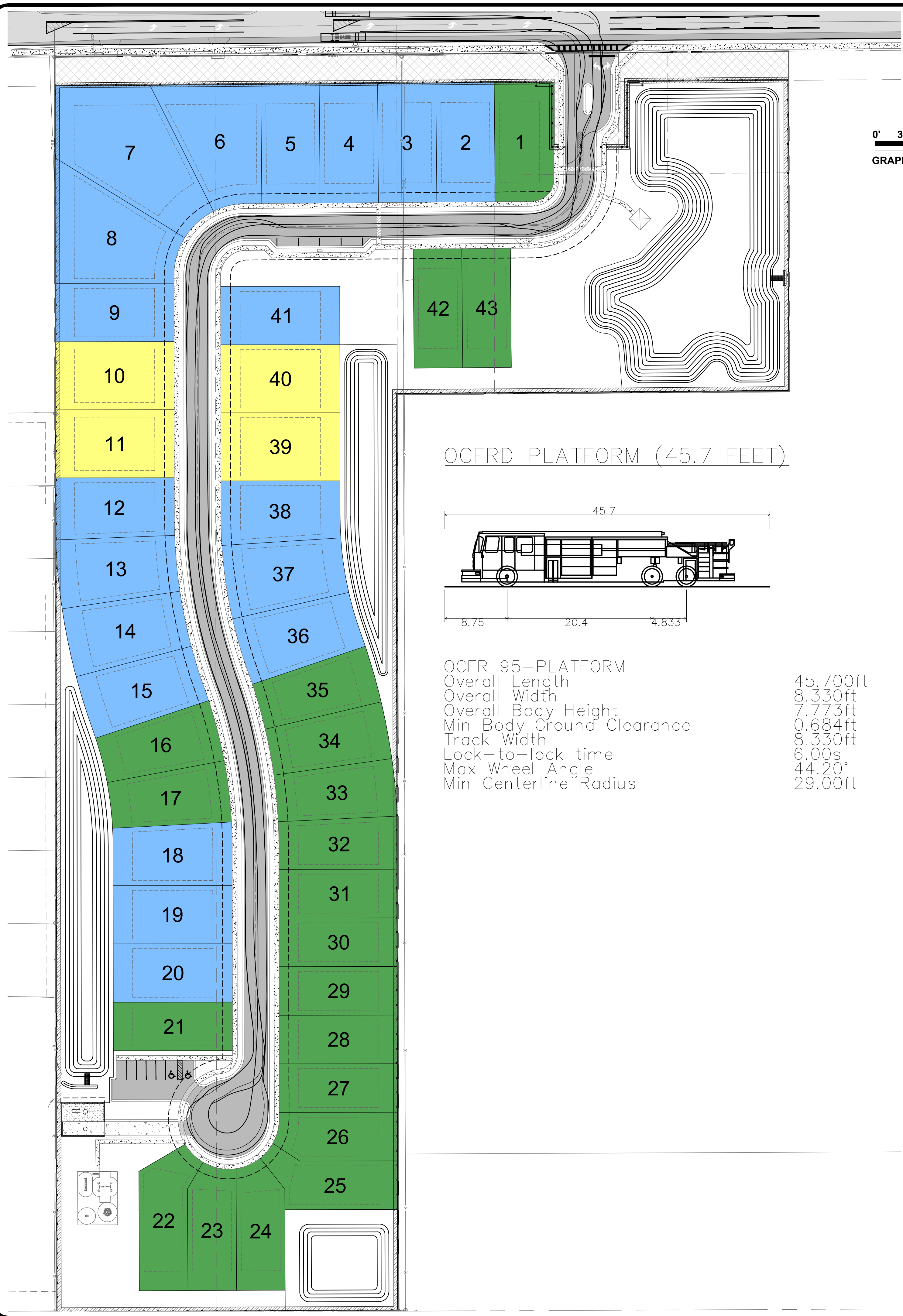


SECTION B-B
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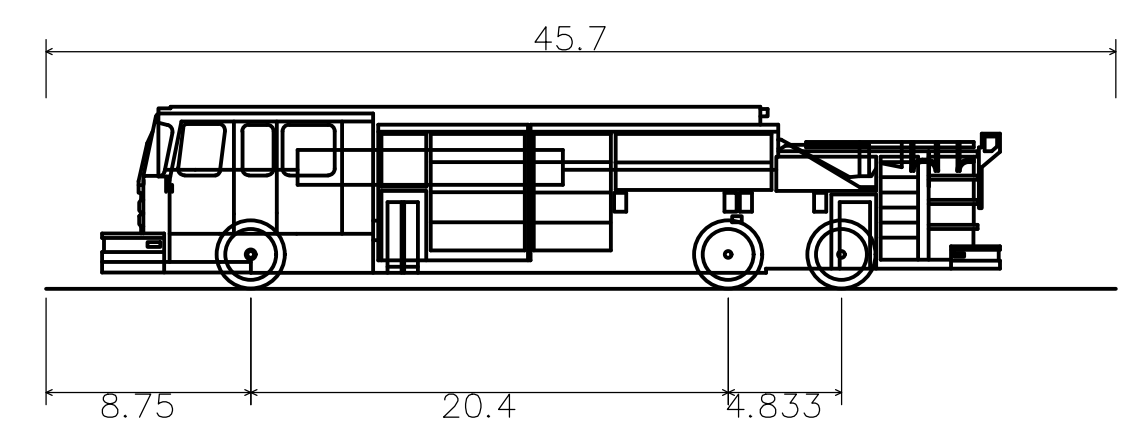
6' ARCHITECTURAL PRECAST CONCRETE WALL (SEE LS PLANS FOR DETAILS)



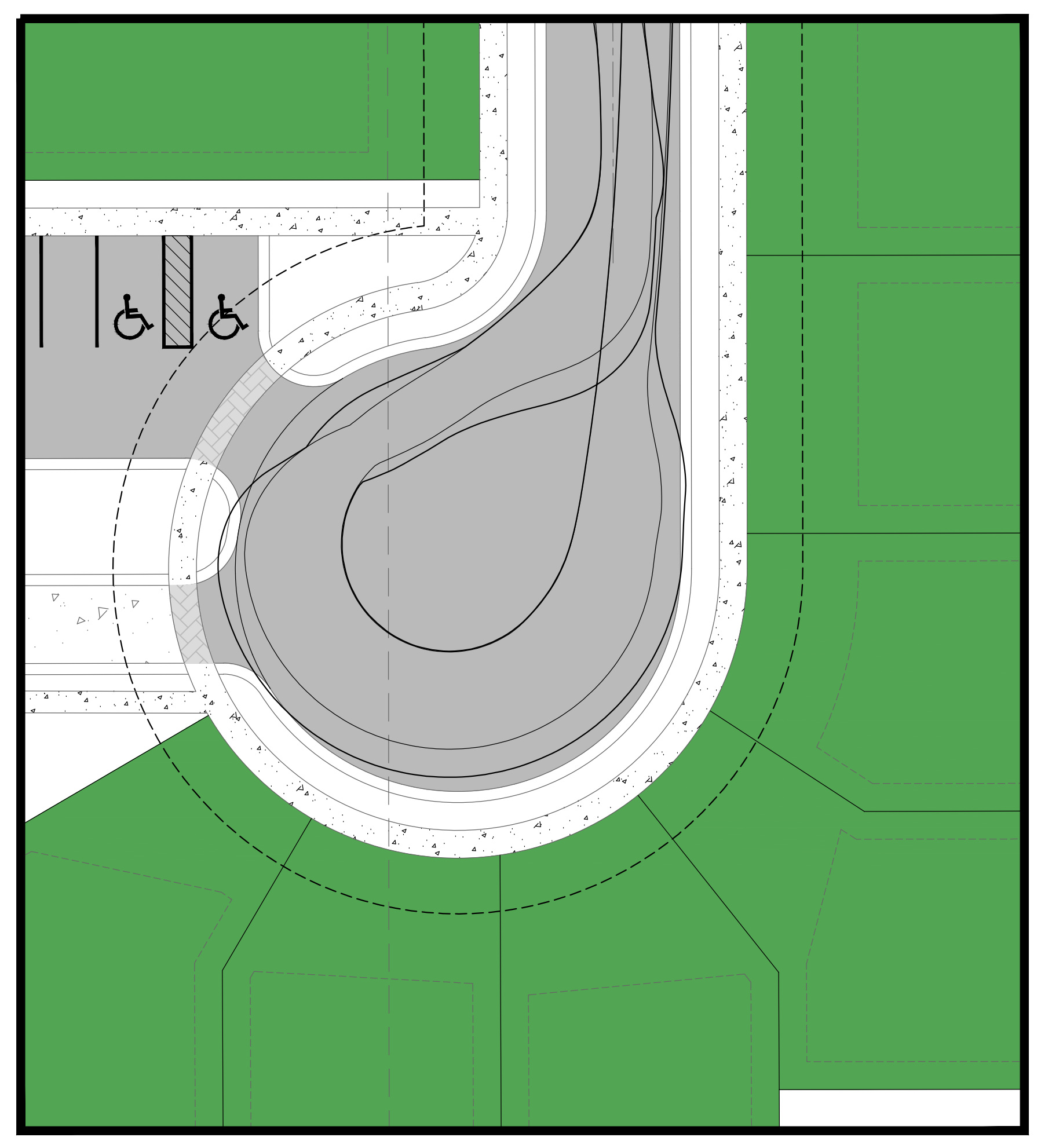
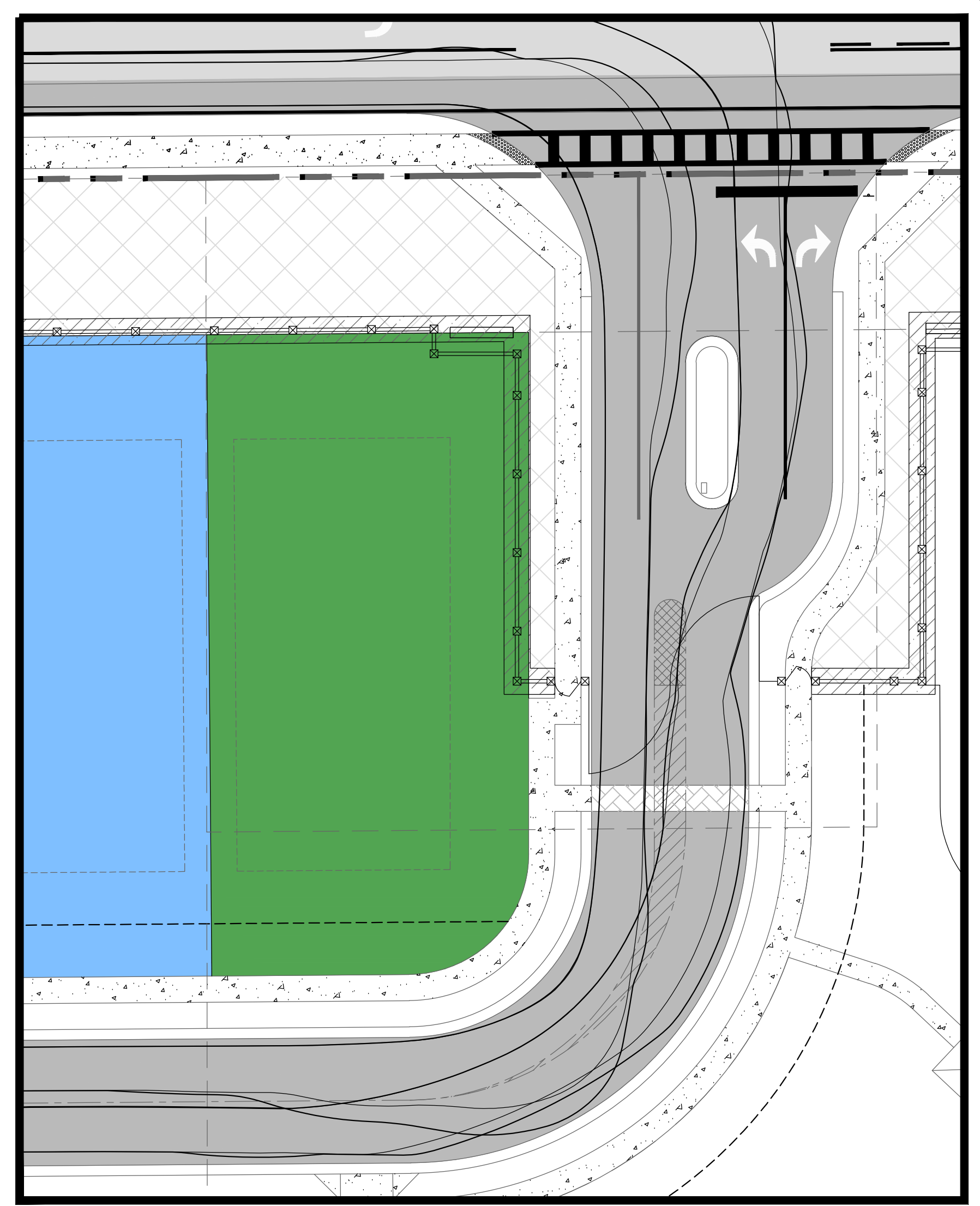
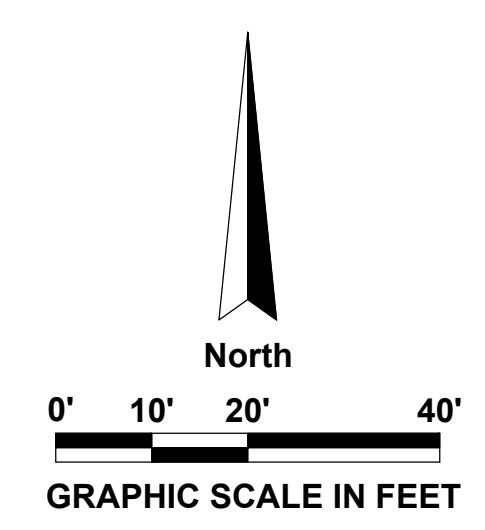
ENTRANCE DETAIL



OCFRD PLATFORM (45.7 FEET)



| | |
|---------------------------|----------|
| OCFR 95-PLATFORM | |
| Overall Length | 45.700ft |
| Overall Width | 8.330ft |
| Overall Body Height | 7.773ft |
| Min Body Ground Clearance | 0.684ft |
| Track Width | 8.330ft |
| Lock-to-lock time | 6.00s |
| Max Wheel Angle | 44.20° |
| Min Centerline Radius | 29.00ft |



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**DEVELOPMENT PLAN /
PRELIMINARY
SUBDIVISION PLAN**

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**VEHICLE TRACKING
PLAN**

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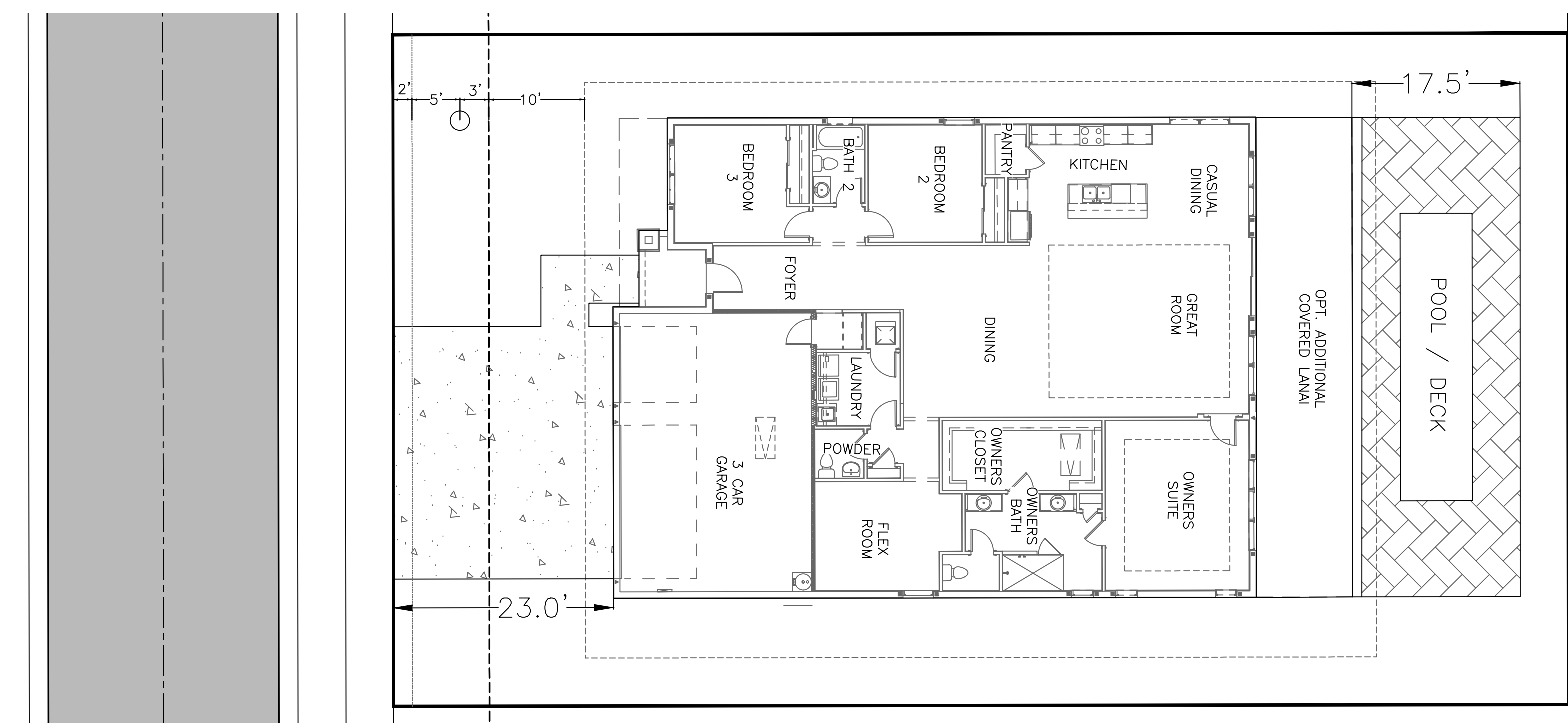
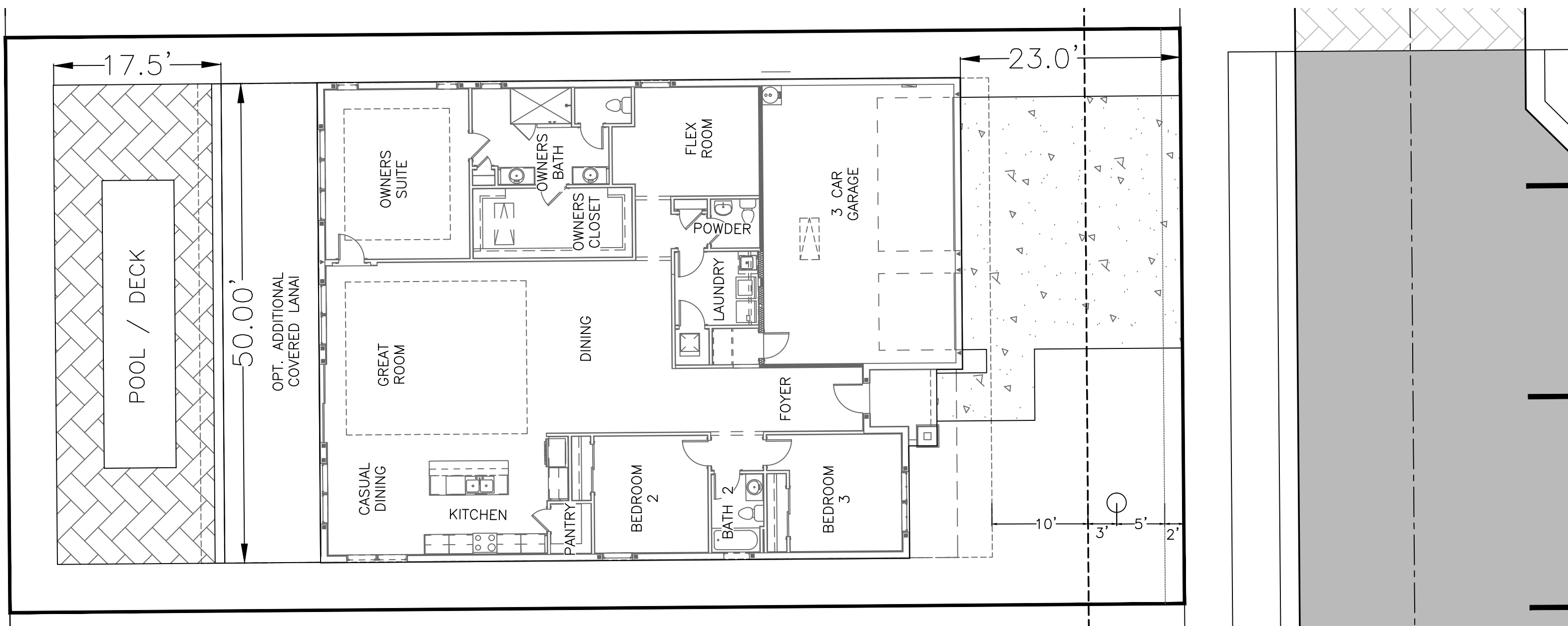
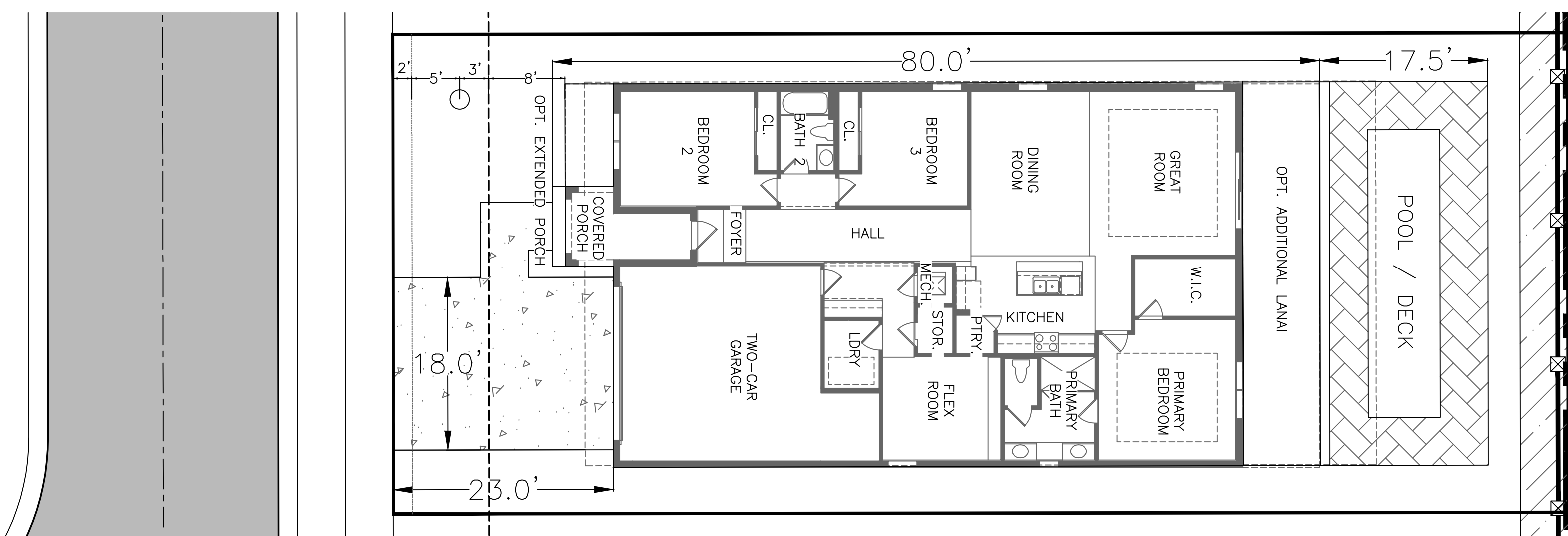
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SHEET NUMBER

C-302



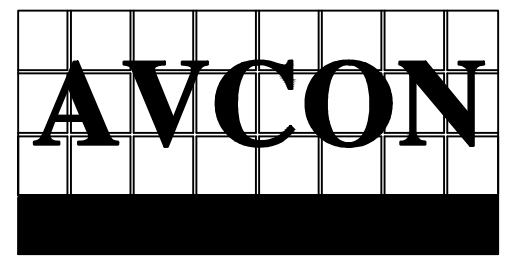
50' LOT – BRIDGTON (TYP.)
 LOT SIZE: 50' x 122.5' = 6,125 SF
 BUILDING + DRIVEWAY ~ = 3,134 SF
 BUILDING/DRIVEWAY IMPERVIOUS %: 51.17%
 BUILDING + DRIVEWAY + LANAI + EXTENDED PORCH ~ = 3,518 SF
 BUILDING/DRIVEWAY/LANAI IMPERVIOUS % = 57.44%
 POOL (40'x17.5'): 700 SF
 WITH POOL: 4,218 SF = 68.87%
 PER CODE, 50% OF POOL AS IMPERVIOUS AREA = 3,868 SF = 63.15%
 MAX. ALLOWABLE: 70%

60' LOT – SANDERLING (TYP.)
 LOT SIZE: 60' x 122.5' = 7,350 SF
 BUILDING + DRIVEWAY ~ = 3,894 SF
 TYPICAL BUILDING/DRIVEWAY IMPERVIOUS %: 52.98%
 BUILDING + DRIVEWAY + LANAI ~ = 4,394 SF
 BUILDING/DRIVEWAY/LANAI IMPERVIOUS % = 59.78%
 POOL (50'x17.5'): 875 SF
 WITH POOL: 5,269 SF = 71.69%
 PER CODE, 50% OF POOL AS IMPERVIOUS AREA = 4,832 SF = 65.74%
 MAX. ALLOWABLE: 70%

70' LOT – SANDERLING (TYP.)
 LOT SIZE: 70' x 122.5' = 8,575 SF
 BUILDING + DRIVEWAY ~ = 3,894 SF
 TYPICAL BUILDING/DRIVEWAY IMPERVIOUS %: 45.41%
 BUILDING + DRIVEWAY + LANAI ~ = 4,394 SF
 BUILDING/DRIVEWAY/LANAI IMPERVIOUS % = 51.24%
 POOL (50'x17.5'): 875 SF
 WITH POOL: 5,269 SF = 61.45%
 PER CODE, 50% OF POOL AS IMPERVIOUS AREA = 4,832 SF = 56.35%
 MAX. ALLOWABLE: 63%

NOTE: SAMPLE FLOOR PLANS SHOWN ARE FOR CALCULATION PURPOSES ONLY
 UNDERGROUND UTILITIES WILL BE LOCATED 2' FROM THE BACK OF SIDEWALK
 FRONT LOT TREES WILL BE LOCATED 7' FROM THE BACK OF SIDEWALK
 24" LOT TREES ARE SHOWN FOR ILLUSTRATION PURPOSES ONLY. FRONT LOT TREES
 SHALL HAVE A MINIMUM CALIPER OF 3 INCHES PER THE DEVELOPER'S AGREEMENT

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RICHARD V. BALDOCCHI
 P.E. #38092

DEVELOPMENT PLAN /
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HOLDEN AVENUE PD

LOT IMPERVIOUS
 SURFACE RATIO
 CALCULATIONS

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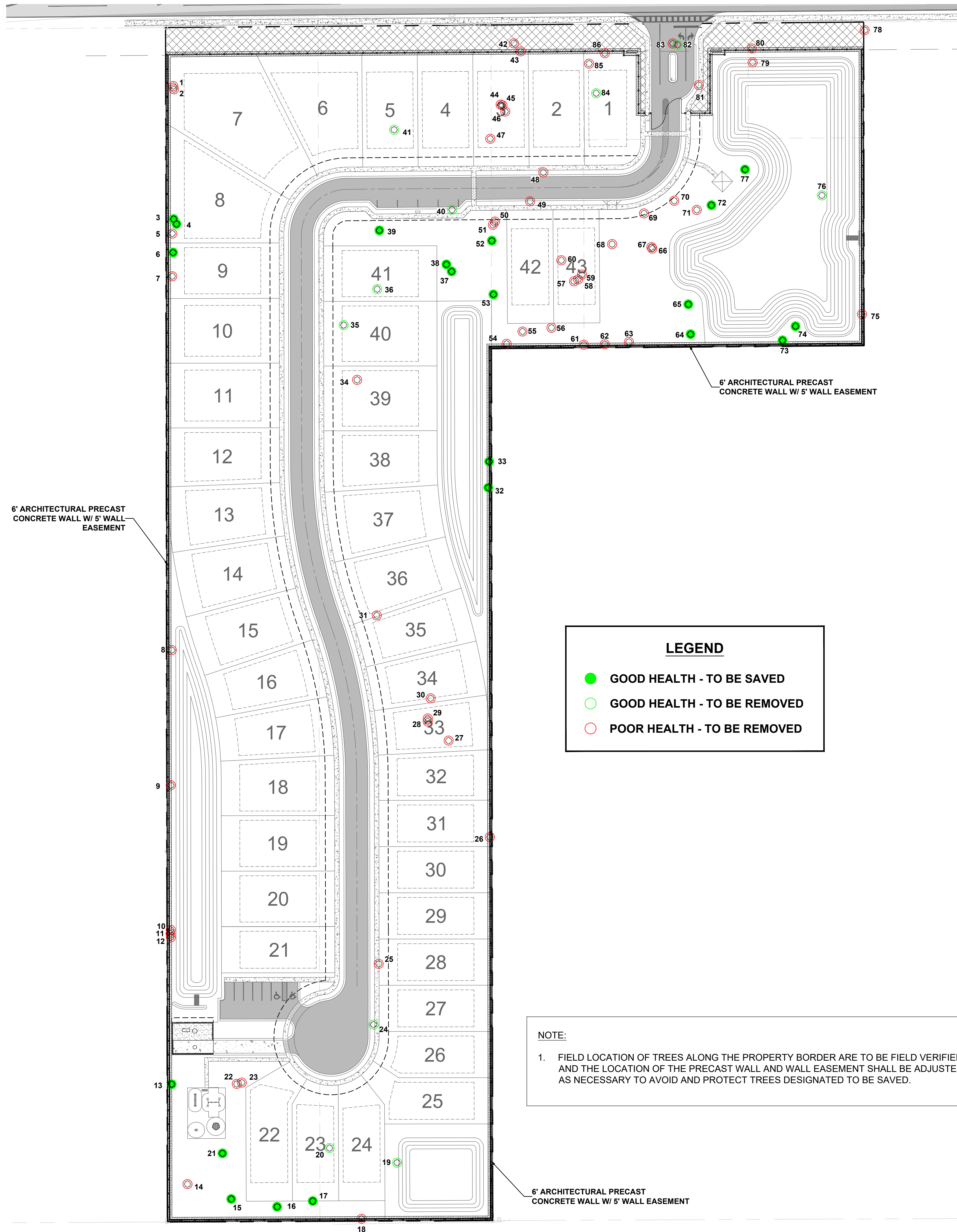
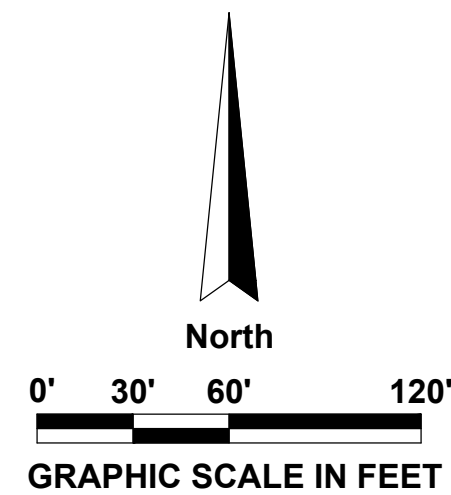
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SHEET NUMBER

C-303



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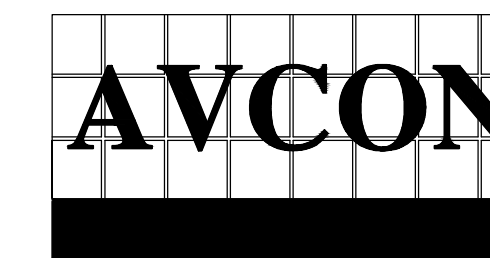
- GOOD HEALTH - TO BE SAVED
- GOOD HEALTH - TO BE REMOVED
- POOR HEALTH - TO BE REMOVED

NOTE:

- FIELD LOCATION OF TREES ALONG THE PROPERTY BORDER ARE TO BE FIELD VERIFIED, AND THE LOCATION OF THE PRECAST WALL AND WALL EASEMENT SHALL BE ADJUSTED AS NECESSARY TO AVOID AND PROTECT TREES DESIGNATED TO BE SAVED.

| Tree_ID | Tree_Species | Tree_DBH | Tree_Health |
|---------|--------------------|----------|-------------|
| 1 | Quercus laurifolia | 31 | Poor |
| 2 | Quercus laurifolia | 35 | Poor |
| 3 | Quercus laurifolia | 28 | Good |
| 4 | Quercus laurifolia | 25 | Good |
| 5 | Quercus laurifolia | 25 | Poor |
| 6 | Quercus laurifolia | 33 | Good |
| 7 | Quercus laurifolia | 47 | Poor |
| 8 | Quercus laurifolia | 23 | Poor |
| 9 | Quercus laurifolia | 28 | Poor |
| 10 | Quercus laurifolia | 19 | Poor |
| 11 | Quercus laurifolia | 21 | Poor |
| 12 | Quercus laurifolia | 20 | Poor |
| 13 | Quercus virginiana | 24 | Good |
| 14 | Quercus virginiana | 55 | Poor |
| 15 | Quercus virginiana | 35 | Good |
| 16 | Quercus virginiana | 54 | Good |
| 17 | Quercus virginiana | 28 | Good |
| 18 | Quercus laurifolia | 38 | Poor |
| 19 | Quercus laurifolia | 19 | Good |
| 20 | Quercus virginiana | 18 | Good |
| 21 | Quercus virginiana | 51 | Good |
| 22 | Quercus laurifolia | 38 | Poor |
| 23 | Quercus laurifolia | 28 | Poor |
| 24 | Quercus laurifolia | 27 | Good |
| 25 | Quercus laurifolia | 24 | Poor |
| 26 | Quercus virginiana | 23 | Poor |
| 27 | Quercus laurifolia | 19 | Poor |
| 28 | Quercus laurifolia | 19 | Poor |
| 29 | Quercus laurifolia | 23 | Poor |
| 30 | Quercus laurifolia | 32 | Poor |
| 31 | Quercus laurifolia | 23 | Poor |
| 32 | Quercus laurifolia | 25 | Good |
| 33 | Quercus laurifolia | 33 | Good |
| 34 | Quercus laurifolia | 18 | Poor |
| 35 | Quercus laurifolia | 24 | Good |
| 36 | Quercus virginiana | 18 | Good |
| 37 | Quercus laurifolia | 19 | Good |
| 38 | Quercus laurifolia | 26 | Good |
| 39 | Quercus laurifolia | 19 | Good |
| 40 | Quercus laurifolia | 25 | Good |
| 41 | Quercus laurifolia | 24 | Good |
| 42 | Quercus laurifolia | 23 | Poor |
| 43 | Quercus laurifolia | 26 | Poor |
| 44 | Quercus laurifolia | 27 | Poor |
| 45 | Quercus laurifolia | 22 | Poor |
| 46 | Quercus laurifolia | 28 | Poor |
| 47 | Quercus laurifolia | 28 | Poor |
| 48 | Quercus laurifolia | 64 | Poor |
| 49 | Quercus virginiana | 25 | Poor |
| 50 | Quercus laurifolia | 25 | Poor |
| 51 | Quercus virginiana | 19 | Poor |
| 52 | Quercus laurifolia | 23 | Good |
| 53 | Quercus laurifolia | 22 | Good |
| 54 | Quercus laurifolia | 28 | Poor |
| 55 | Quercus virginiana | 42 | Poor |
| 56 | Quercus virginiana | 24 | Poor |
| 57 | Quercus virginiana | 61 | Poor |
| 58 | Quercus virginiana | 43 | Poor |
| 59 | Quercus virginiana | 32 | Poor |
| 60 | Quercus laurifolia | 42 | Poor |
| 61 | Quercus laurifolia | 20 | Poor |
| 62 | Quercus laurifolia | 28 | Poor |
| 63 | Quercus laurifolia | 21 | Poor |
| 64 | Quercus virginiana | 31 | Good |
| 65 | Quercus virginiana | 31 | Good |
| 66 | Quercus virginiana | 27 | Poor |
| 67 | Quercus virginiana | 30 | Poor |
| 68 | Quercus virginiana | 56 | Poor |
| 69 | Quercus laurifolia | 32 | Poor |
| 70 | Quercus virginiana | 28 | Poor |
| 71 | Quercus virginiana | 31 | Poor |
| 72 | Quercus virginiana | 31 | Good |
| 73 | Quercus laurifolia | 18 | Good |
| 74 | Quercus virginiana | 38 | Good |
| 75 | Quercus virginiana | 21 | Poor |
| 76 | Quercus virginiana | 73 | Good |
| 77 | Quercus virginiana | 55 | Good |
| 78 | Quercus virginiana | 43 | Poor |
| 79 | Quercus virginiana | 49 | Poor |
| 80 | Quercus virginiana | 41 | Poor |
| 81 | Quercus laurifolia | 42 | Poor |
| 82 | Quercus virginiana | 38 | Good |
| 83 | Quercus laurifolia | 34 | Poor |
| 84 | Quercus virginiana | 30 | Good |
| 85 | Quercus virginiana | 27 | Poor |
| 86 | Quercus laurifolia | 25 | Poor |

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OFFICE: (407) 599-1125 - FAX: (407) 599-1133
CORPORATE CERTIFICATE OF AUTHORIZATION NUMBER: 5057
www.avconinc.com

RICHARD V. BALDOCCHI
P.E. #38092

**DEVELOPMENT PLAN /
PRELIMINARY
SUBDIVISION PLAN**

HOLDEN AVENUE PD

TREE PLAN

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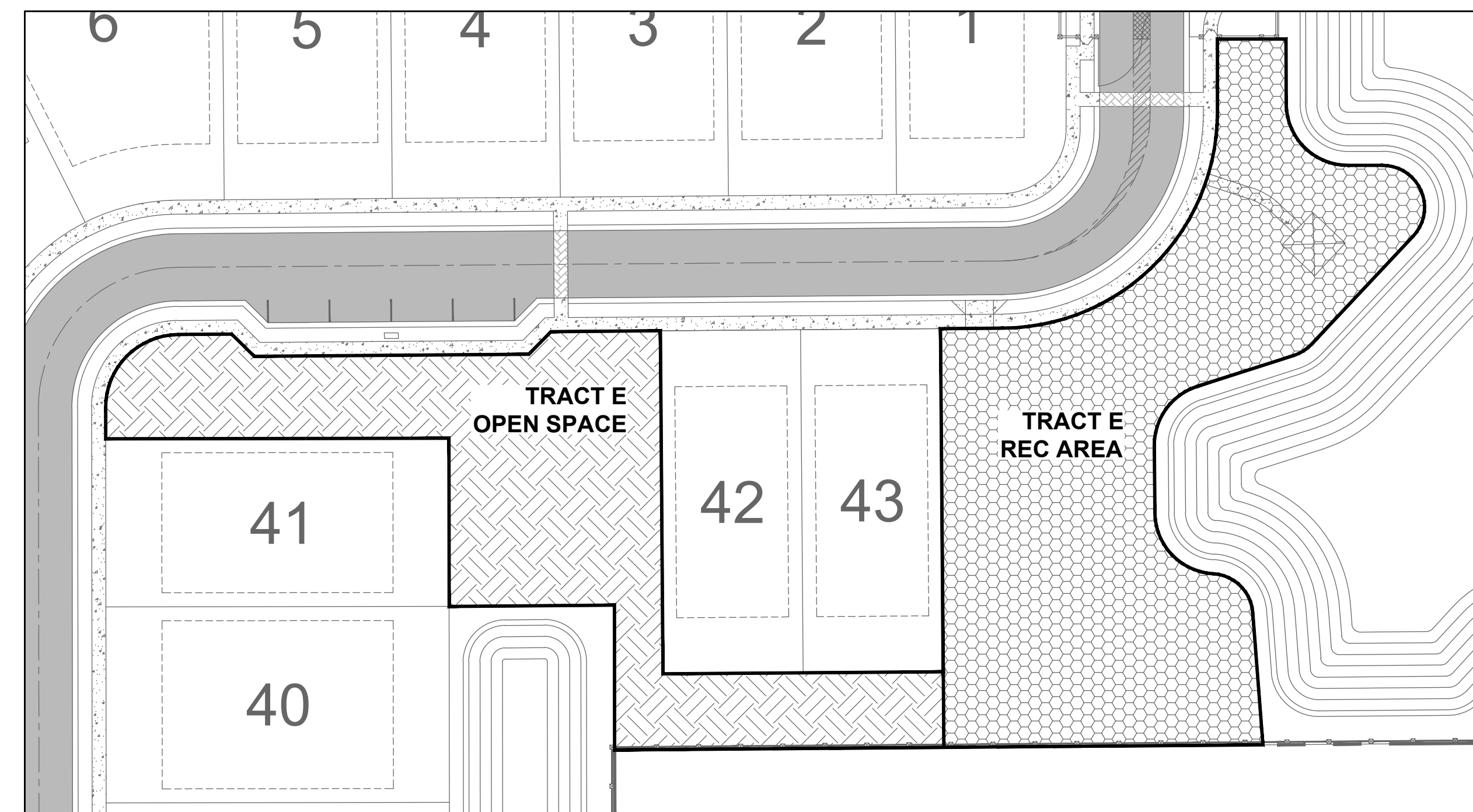
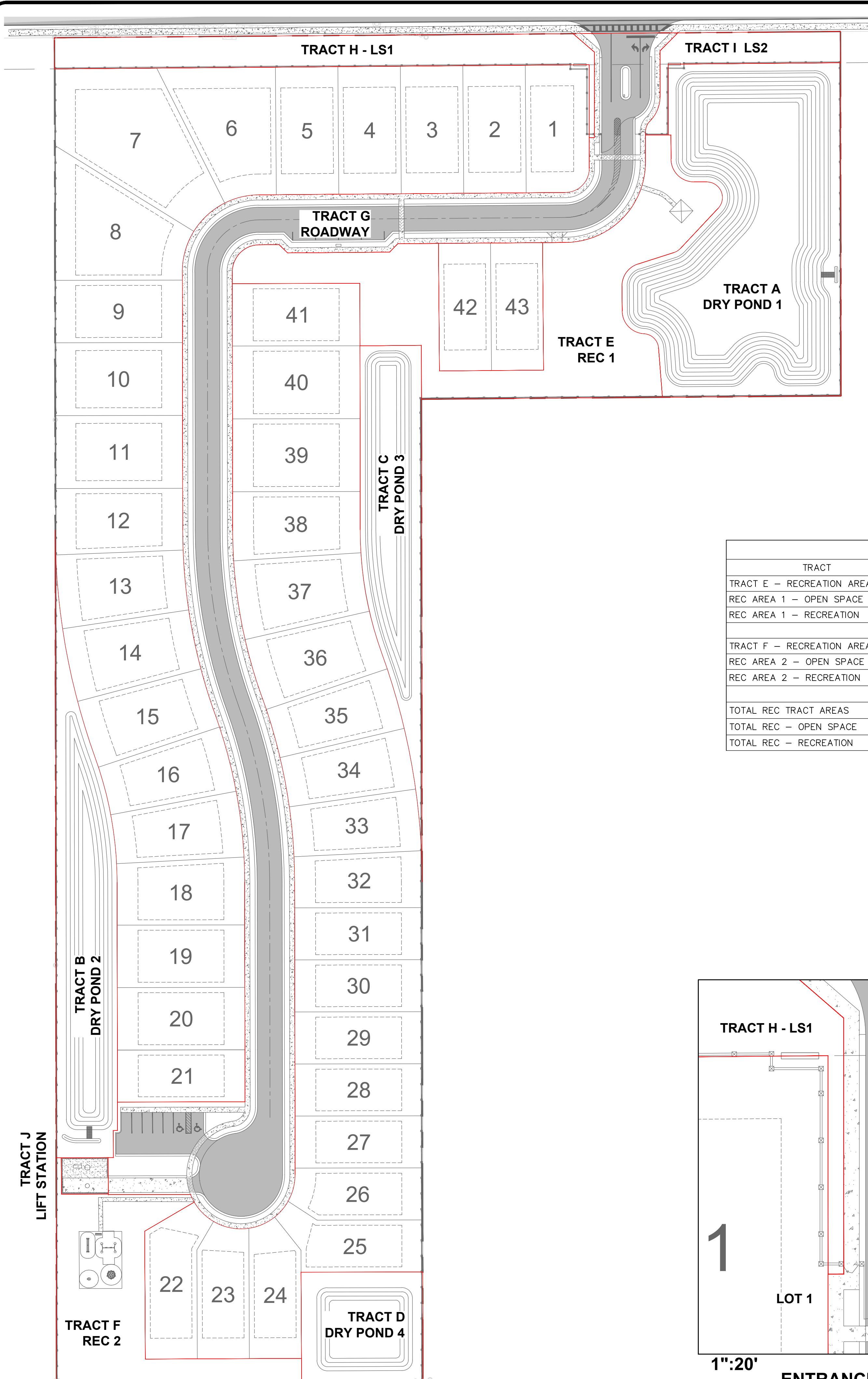
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DESIGNED BY: RVB
DRAWN BY: BRE
CHECKED BY: RVB
APPROVED BY: RVB
DATE: February 21, 2022

AVCON PROJECT No. 2019.0099.15

SHEET NUMBER

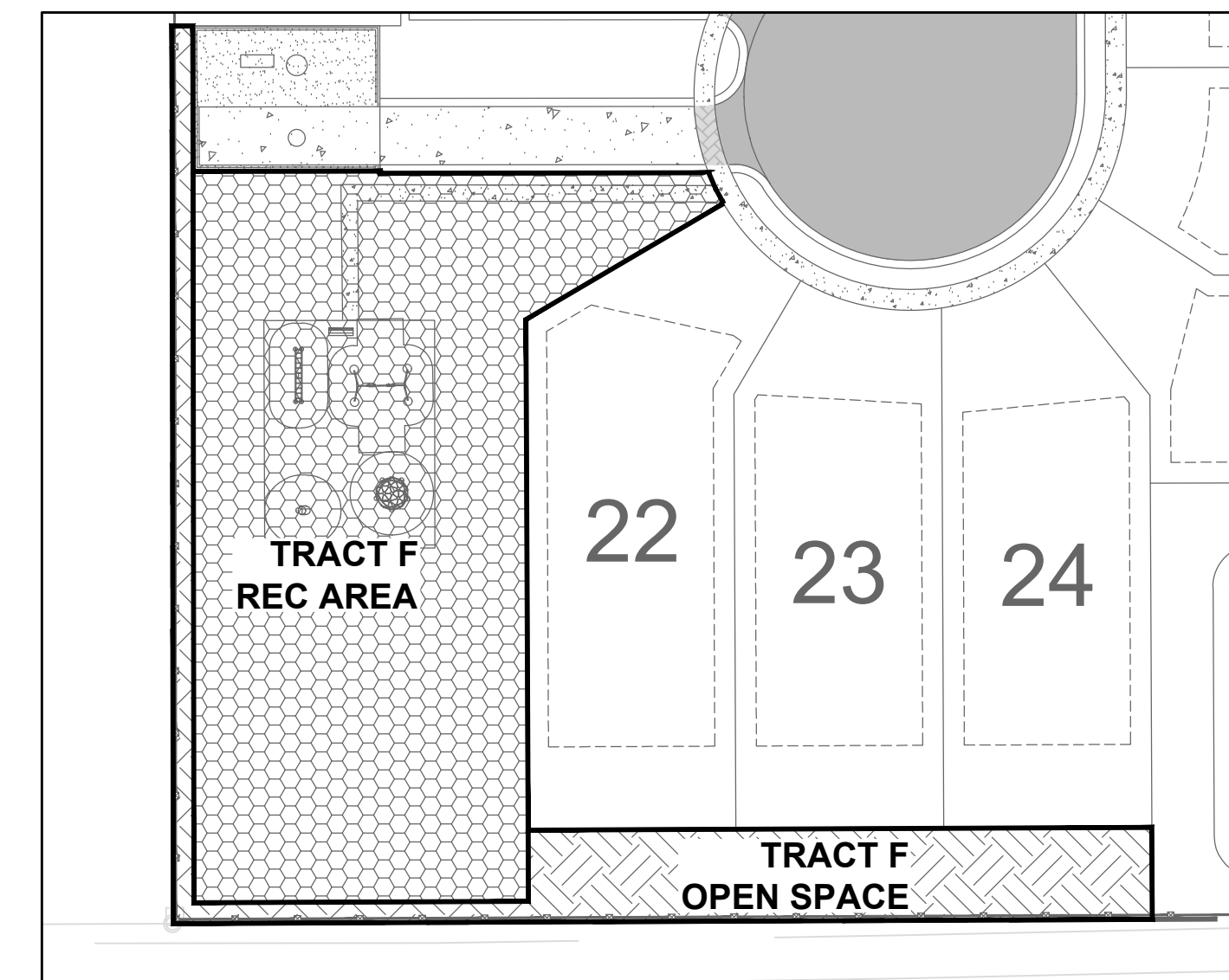
C-304



1":40'

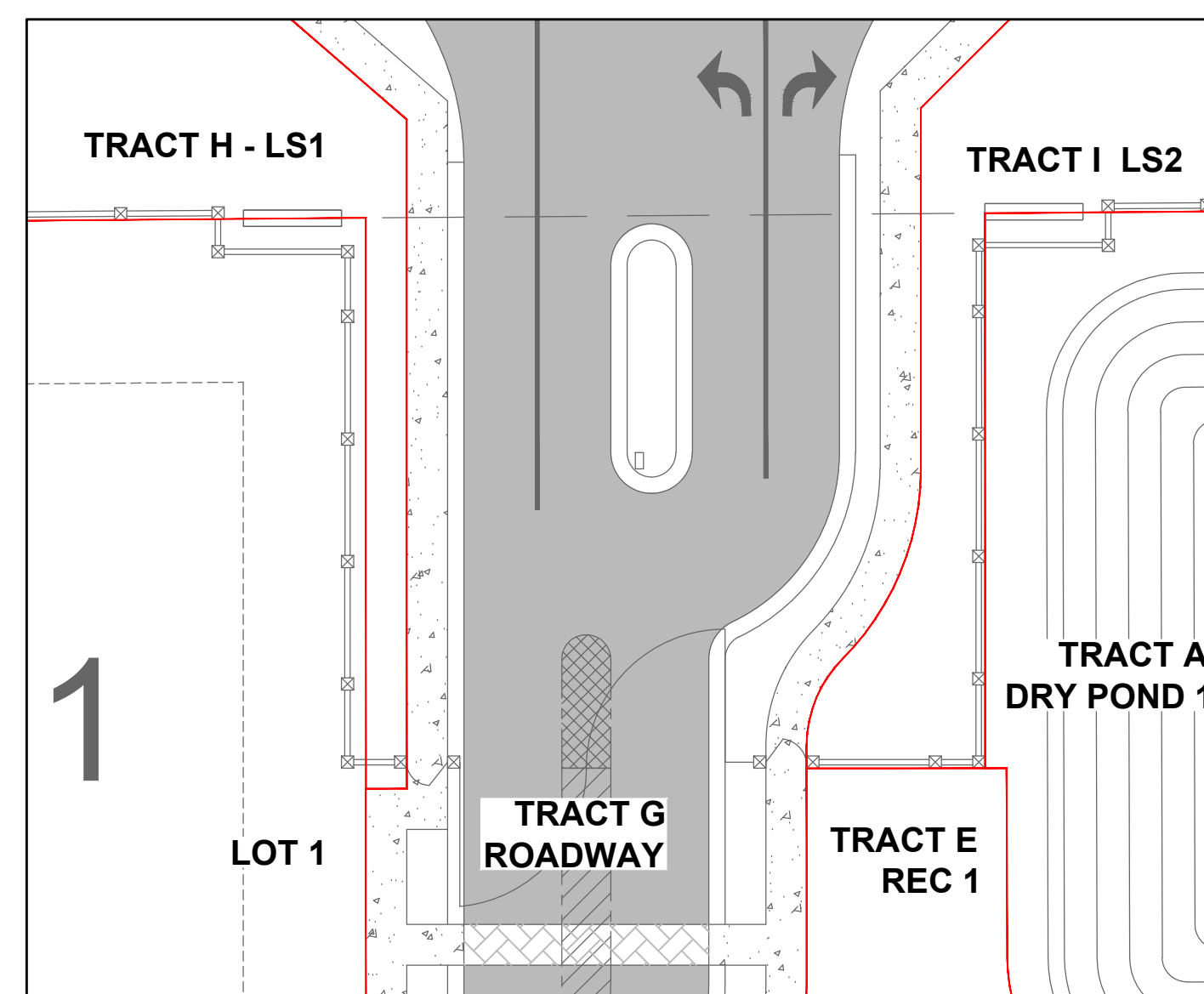
RECREATION TRACT E - BREAKDOWN

| RECREATION AREAS | | |
|-----------------------------|-----------|-----------|
| TRACT | AREA (SF) | AREA (AC) |
| TRACT E - RECREATION AREA 1 | 35,294 SF | 0.810 AC |
| REC AREA 1 - OPEN SPACE | 14,607 SF | 0.335 AC |
| REC AREA 1 - RECREATION | 20,687 SF | 0.475 AC |
| TRACT F - RECREATION AREA 2 | 19,876 SF | 0.456 AC |
| REC AREA 2 - OPEN SPACE | 4,799 SF | 0.110 AC |
| REC AREA 2 - RECREATION | 15,077 SF | 0.346 AC |
| TOTAL REC TRACT AREAS | 55,170 SF | 1.267 AC |
| TOTAL REC - OPEN SPACE | 19,406 SF | 0.446 AC |
| TOTAL REC - RECREATION | 35,764 SF | 0.821 AC |



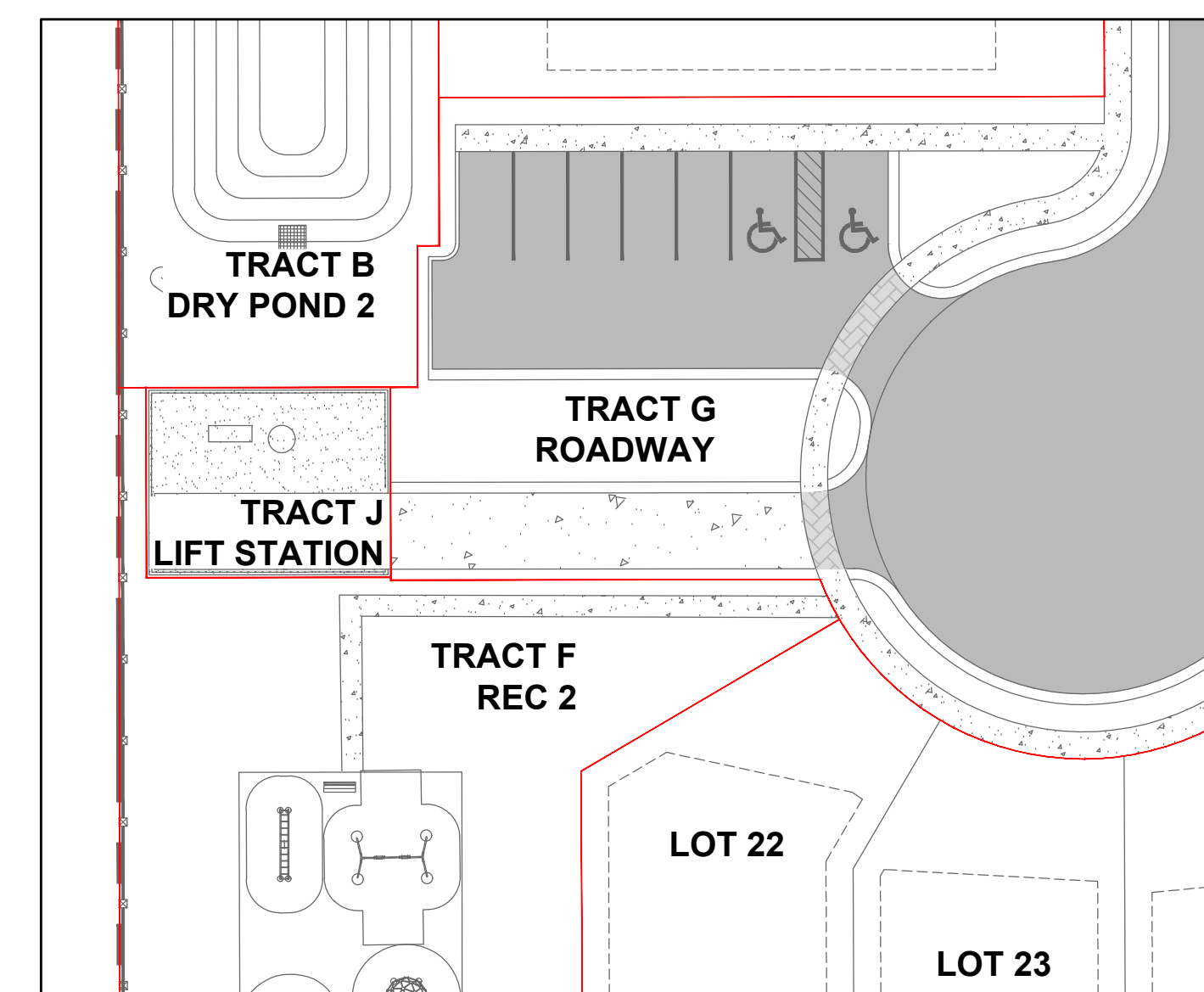
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RECREATION TRACT F - BREAKDOWN



1":20'

ENTRANCE - TRACT BOUNDARIES



1":30'

SOUTH - TRACT BOUNDARIES

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DEVELOPMENT PLAN /
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TRACT BOUNDARY
EXHIBIT

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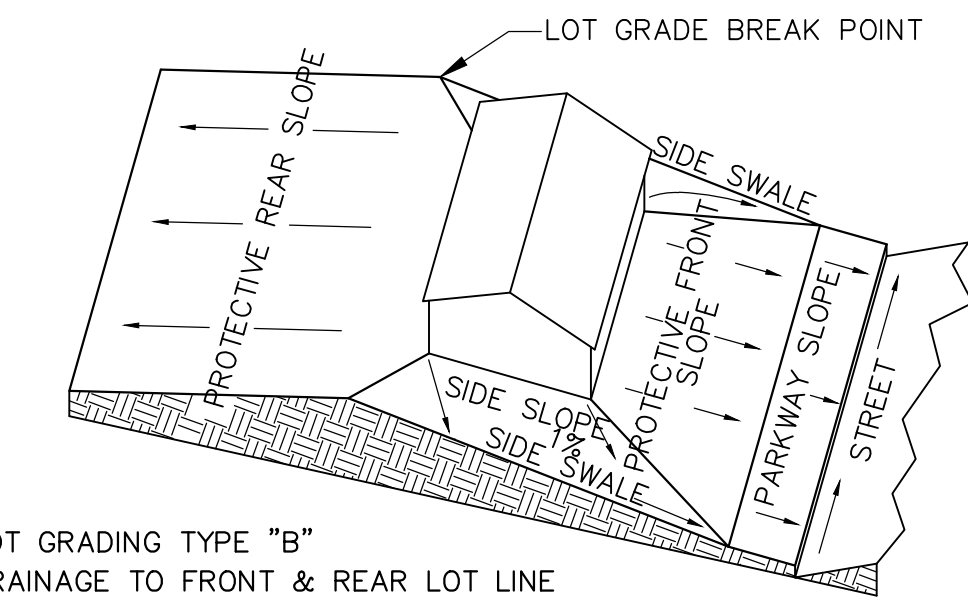
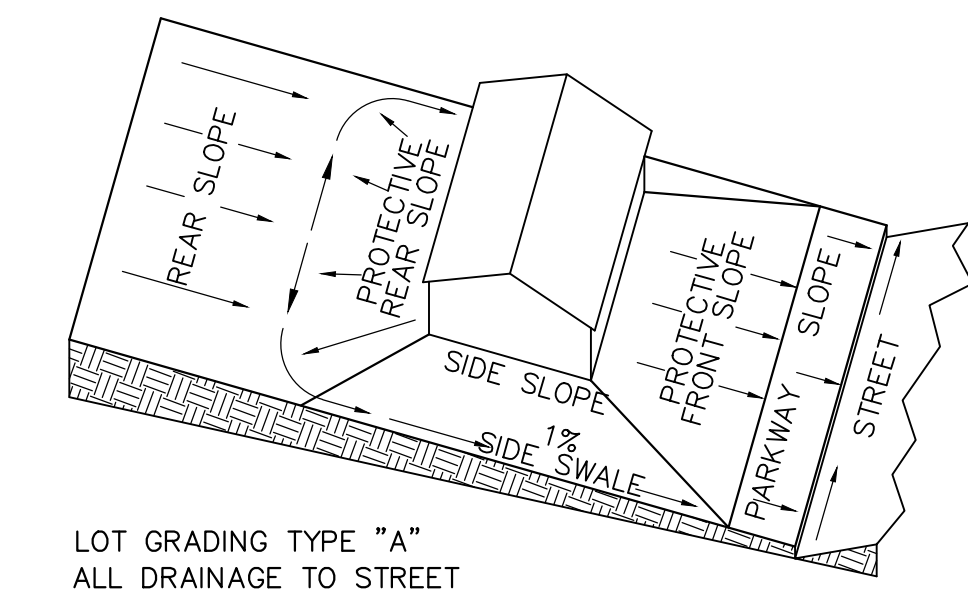
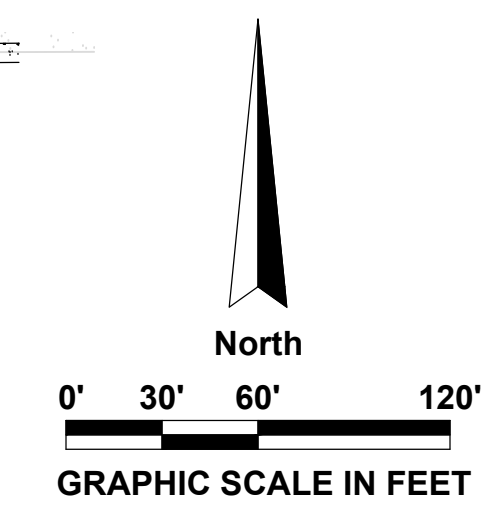
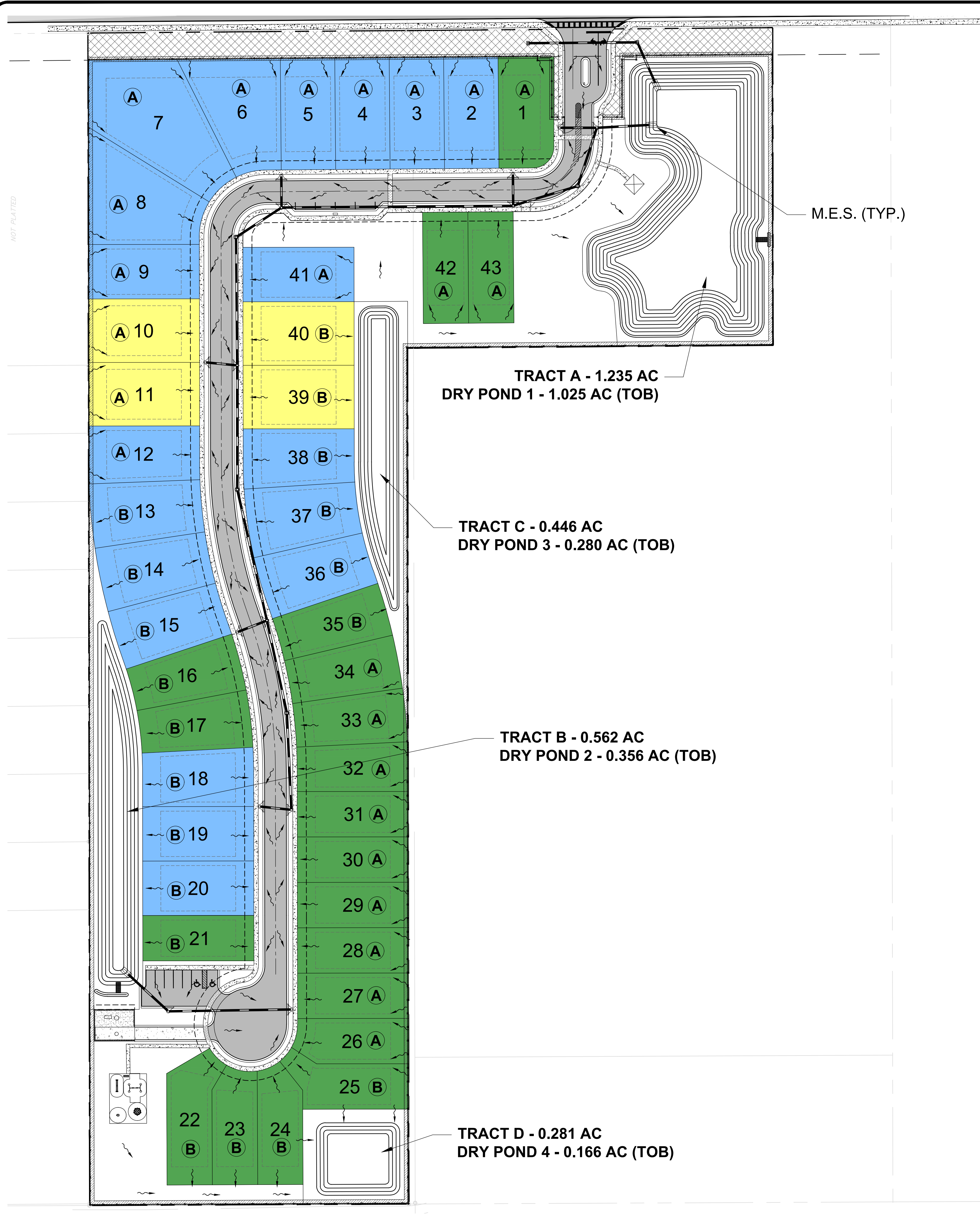
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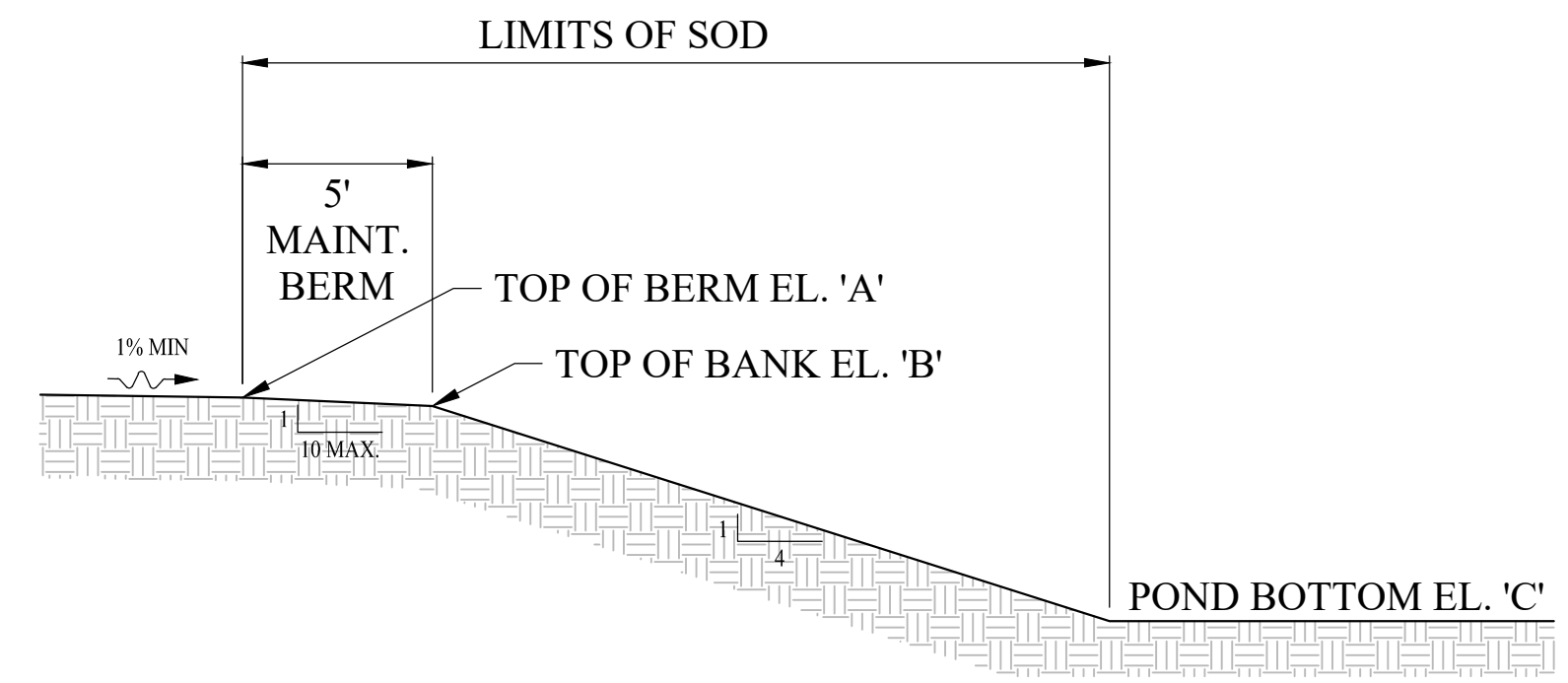
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C-305



TYPICAL LOT GRADING
N.T.S.



TYPICAL DRY POND GRADING SECTION
N.T.S.

NOTES:
ALL HANDICAP ACCESSIBLE PARKING SPACES, HANDICAP ACCESSIBLE SIDEWALK ROUTES AND ALL SITE SIDEWALKS ARE NOT TO EXCEED A 2.00% MAXIMUM CROSS SLOPE. ALL SIDEWALKS ARE NOT TO EXCEED 5.00% LONGITUDINAL SLOPE, EXCEPT AT CURB RAMPS OR UNLESS OTHERWISE SHOWN. ALL HANDICAP PARKING SPACES ARE NOT TO EXCEED 2.00% LONGITUDINAL SLOPE.

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DEVELOPMENT PLAN /
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DRAINAGE PLAN

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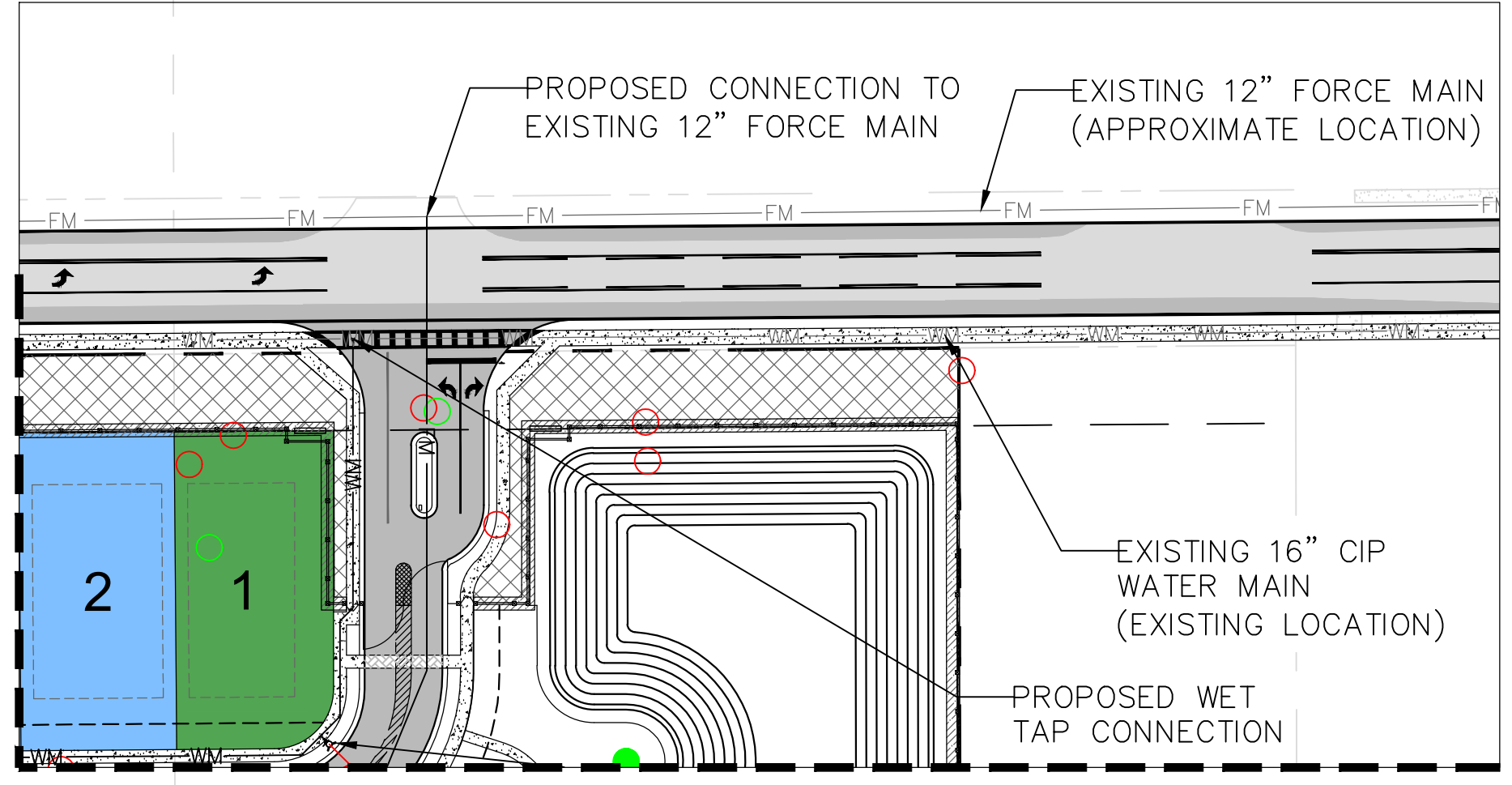
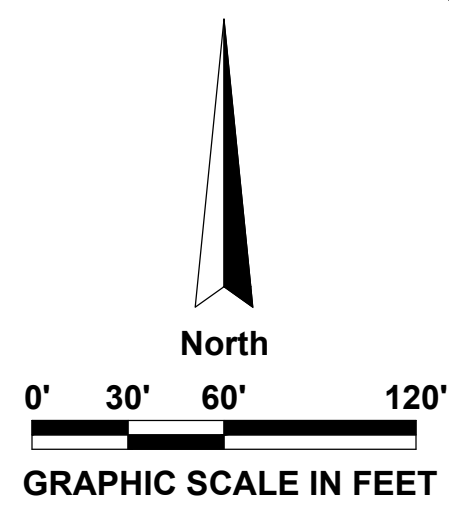
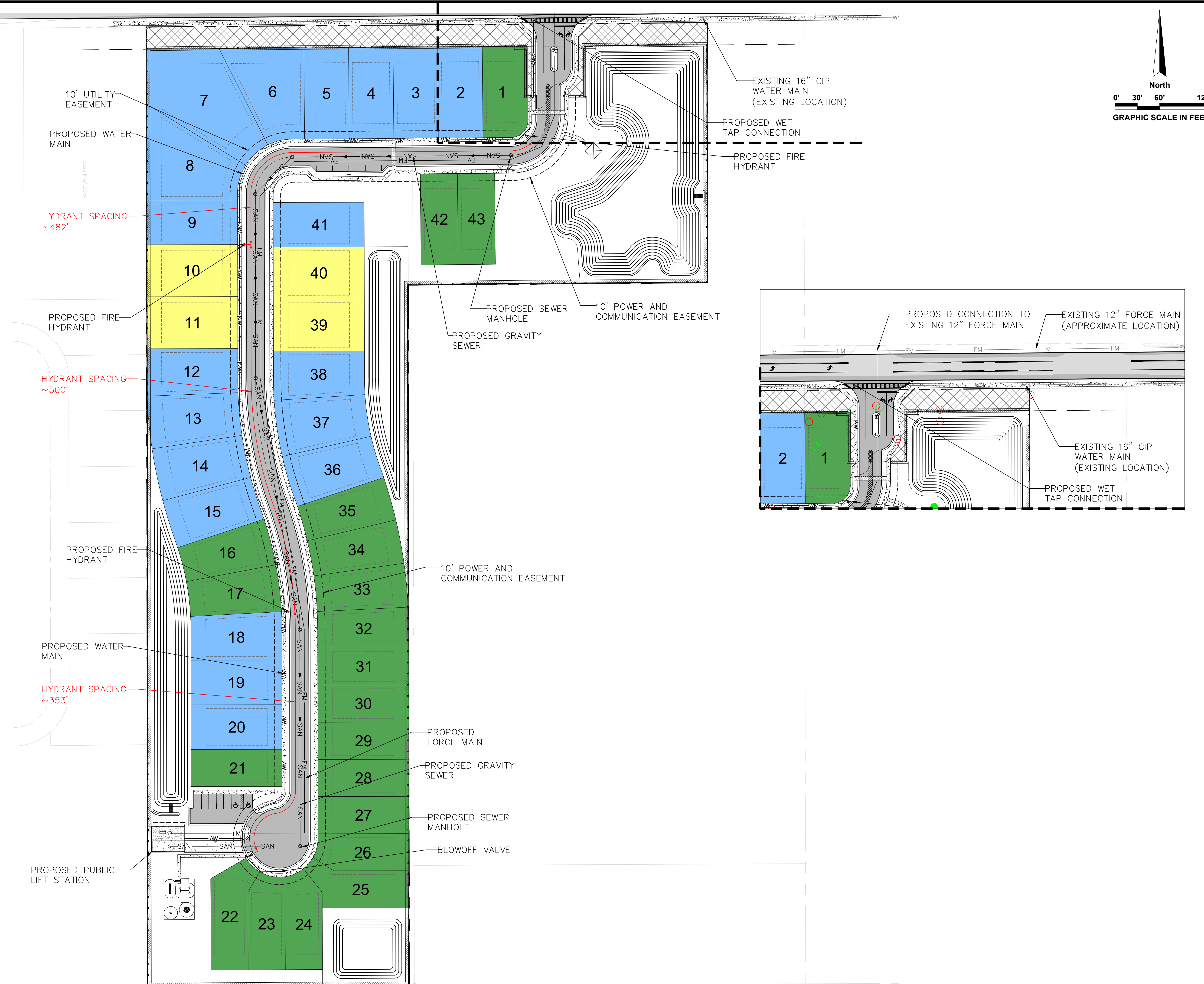
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DATE: February 21, 2022

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DEVELOPMENT PLAN /
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UTILITY PLAN

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